

Rezone ZCU16100006

Staff Analysis

Commission District: 6 Dixon

Planning Commission Hearing Date: 12-8-16

Board of Commissioners Hearing Date: 1-10-17

Parcel ID: Map C12100079

Acreage: 27.00 acres

Applicant:

Walton Solar LLC

P O Box 260
Monroe GA 30655

Owners:

Bush, Evelyn L Rakestraw

100 Shimmering Waterstone
Fayetteville GA 30214 5360
POA Walter R Bush Jr

Property Location: ~~Ike Stone Road~~, Mountain Creek Church Road, Gratis Road and W. Cap Jackson Road

Current Character Area: Suburban Residential

Current Zoning: A1

Request: Rezone 27.00 acres from A1 to A with conditional use for solar farm

Site Analysis: The property contains a single family dwelling and is surrounded on 3 sides by a county road.

Zoning History: None

Character Area: The character area is currently Suburban which is described as an area planned to accommodate the majority of new residential growth.

Staff Comments/Concerns: In addition to the minimum required 8 foot fence; If approved additional screening shall be required in order to comply with the view shed requirements.

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # ZCU 1610 0006

Planning Comm. Meeting Date 12-8-16 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 1-3-17 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1210079

Applicant Name/Address/Phone #
Walton Solar, LLC
P.O. Box 260
Monroe, GA 30655

Phone # (770)-266-2306

Property Owner Name/Address/Phone
Bush, Evelyn L. Rakestraw
100 Shimmering Waterstone
Fayetteville, GA 30214360
(If more than one owner, attach Exhibit "A")
POA Walter R Bush Jr
Phone # 310-529-9561

Location: Ike Stone/Gratis Rd Requested Zoning A Acreage 27
W. Cap Sadson
Existing Use of Property: Agricultural and residential
Existing Structures: House, barns
The purpose of this rezone is Construct solar field on area
currently used as agricultural

Property is serviced by:
Public Water: _____ Provider: _____ Well:
Public Sewer: NA Provider: _____ Septic Tank: _____

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Daniel L Bennett _____ \$ _____
Signature Date Fee Paid

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:
Existing Zoning A1 Surrounding Zoning: North A1 South A1
East A1 West A1
Comprehensive Land Use: Suburban NAICS Code: _____
Commission District: 6 Watershed: _____

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

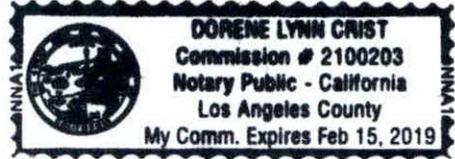
Name of Applicant: Walton Solar, LLC
Address: P O Box 260, Monroe, GA 30655
Telephone: 770-266-7306
Location of Property: Parcel between intersection of The Stone Rd,
Gratis Road, William Cap Jackson Road
Map/Parcel Number: C1210079

Current Zoning: A1 Requested Zoning: A
WALTER R. BUSH JR Walter R. Bush Jr
Property Owner Signature Property Owner Signature

Print Name: _____ Print Name: WALTER R. BUSH JR
Address: _____ Address: 1601 N SEDUVEDA BLVD #615
Phone #: _____ Phone #: IRB CA 90266
310-529-9561

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Dorene Lynn Crist 10-13-16
Notary Public Date



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

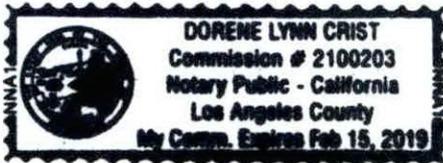
State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 13 day of October, 2016,
 by _____
Date Month Year

(1) Walter Richard Bush Jr

(and (2) n/a _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.



Signature Dorene Lynn Crist
Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Article 4, Part 2, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property; N. Residential and utility
S. Agricultural
E. Agricultural
W. Agricultural
2. The extent to which property values are diminished by the particular zoning restrictions; None
3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
None
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner; No hardship known.
5. The suitability of the subject property for the zoned purposes; and
Very suitable- flat and requires no land disturbance.
Close proximity
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property
The residential portion of the land has not been occupied as a dwelling for 3 years and 7 months.

Walton EMC
Community Solar



October 13, 2016

Mr. Mike Martin
Director, Walton County Planning and Development
303 South Hammond Drive
Suite 98
Monroe, GA 30655

Mr. Martin,

Walton Solar, LLC a subsidiary of Walton Energy, a wholly owned subsidiary of Walton Electric Membership Corporation, is pleased to provide you with our Letter of Intent (LOI) for installing and operating a third Solar Electric Generation facility for Walton EMC members. Walton Solar proposes to install, operate, and maintain a solar generation facility initially of two and one-half megawatts which would encompass approximately 27 acres. The electricity produced at the facility would be metered and fed into Walton EMC's distribution system

The purposes of this LOI are to:

1. Outline the proposed on-site solar generation project; (See Appendix A) and
2. Successfully re-zone the proposed site from A-1 to A.

Costs:

Initially invest \$4.0 million to plan, permit, and construction approximately two and one-half megawatts at the facility.

General Statement of Work and Timing:

1. Application to re-zone and grant conditional use by November 1 to Walton County Planning and Development.
2. Pending approval by Planning and Zoning, Application from Planning and Zoning to Commission Board by January meeting.
3. Pending approval by Commission Board, send RFPs by January 15, 2017.
4. Submittals from contractors by February 1, 2017.
5. Permitting process by February 15, 2017.
6. Begin construction by March 1, 2017.

By signing this document, the parties acknowledge that this LOI for On-Site Solar Energy Generation is an initial agreement containing estimates and projections based on information currently known and available. As such, the parties agree that this LOI is not a final agreement, but is rather a non-binding LOI. The terms, rights, and obligations contained herein are subject to revision prior to the execution of any final documents.

Letter of intent Approved by:



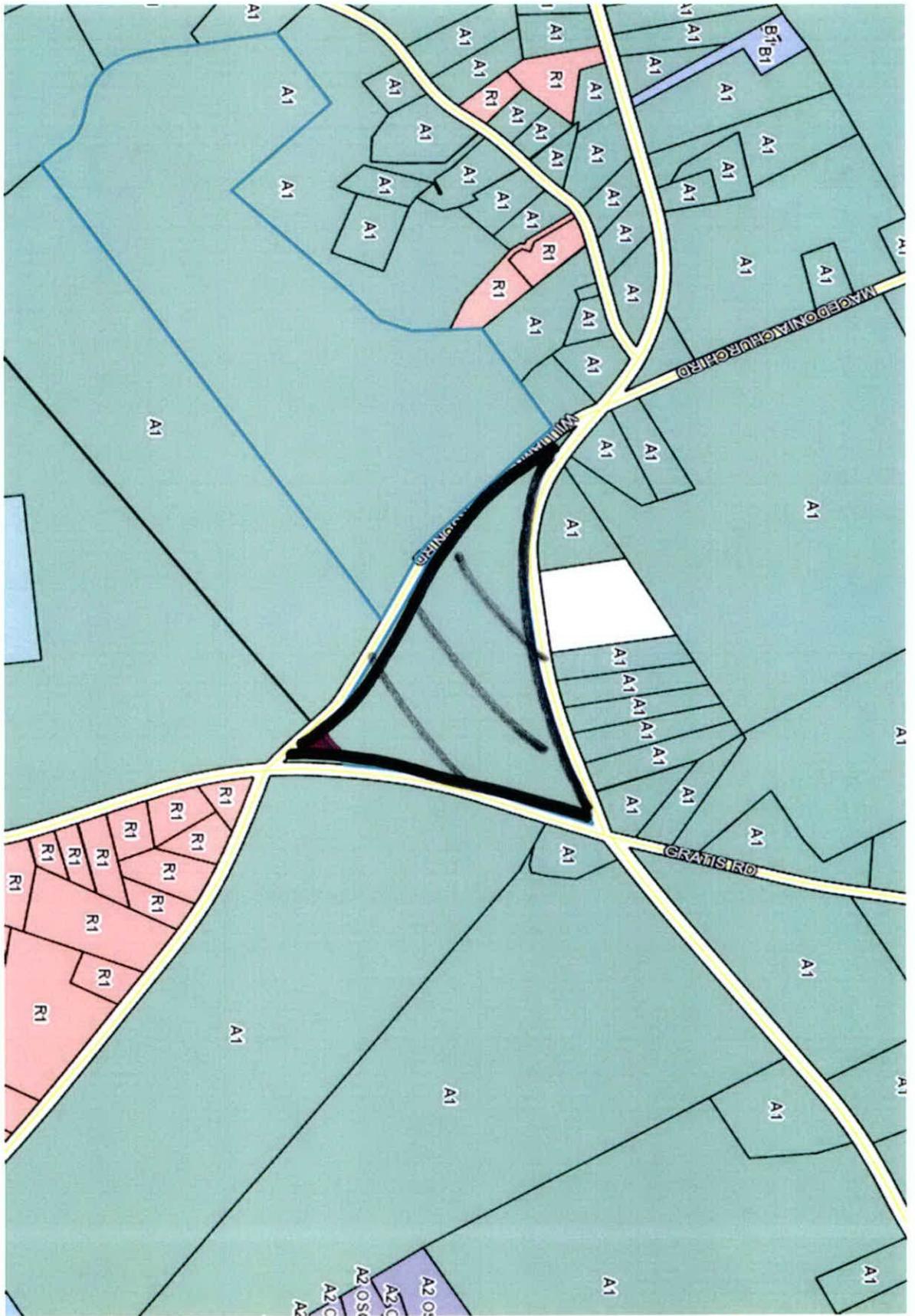
Dan Bennett
Director of Corporate Affairs
Walton EMC

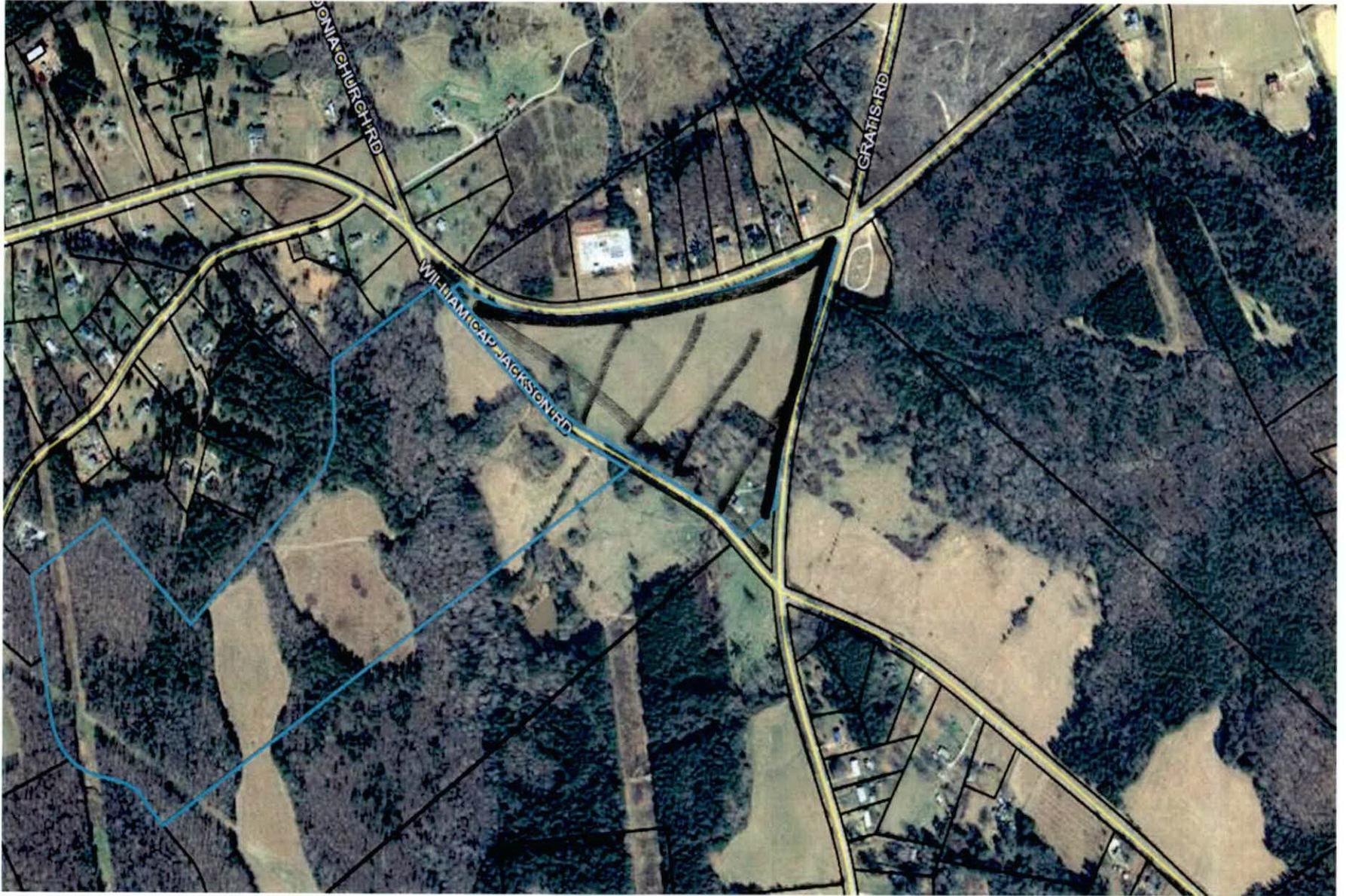
10/20/16

Date

Mike Martin
Director of Planning and Development
Walton County

Date





DATE: 11/15/16



WALTON PHASE 3

Radiance Solar
 910 Joseph E. Lowry Blvd NW
 Atlanta, Georgia 30318
 404.885.9898

Emergency Contact:
 Jamie Porras, CEO
 404.885.9898

Electrical Engineer:
 Biren Patel, PE

Architect:
 Ryan Crooks, RA

Structural Engineer:
 Lester Salinas, PE

EAST ARRAY:
 (10,332) 339W CANADIAN SOLAR MODULES
 274 STRINGS OF 18
 (4) SOLAR INVERTERS

3.48MW DC
 2.48MW AC

WEST ARRAY:
 (1,088) 339W CANADIAN SOLAR MODULES
 268 STRINGS OF 18
 (4) SOLAR INVERTERS

337.88MW DC
 248MW AC

Status:
 PRELIMINARY

As of:
 NOVEMBER 15, 2016

Scale:
 1/8" = 1'-0"

Title:
 LAYOUT

PV00