

e. County Attorney Report to Commissioners.

No report.

8. UNFINISHED BUSINESS

a. Approve/deny SE-17-03 – USC Timber Holdings, LLC, property owner, and Madden Solar Center, LLC, applicant, are requesting a special exception in an A-R zoned district to allow for a solar farm on a portion of the subject property, per the standards of Chapter 166. The subject property, located off of Ga. Highway 18 West and North .Madden Bridge Road, has approximately 10,550 feet of total frontage along the northern and southern sides of Ga. Highway 18, approximately 4000 feet of frontage along the eastern side of North Madden Bridge Road, and approximately 1980 feet of frontage along the western side of Nixon Road. The property is located in Land Lot 166 of the 9th District of Pike County, Georgia. The subject property consists of 1.371 acres and is further identified as Tax Map Parcel #032 012.

David Allen, Director of Planning and Development addressed the Board stating there were several concerns and questions. David went over the Environmental Review Committee conditions as well as the updated zoning conditions from the Public Hearing. David asked the Board if they wanted to review the landscaping plans, the Board confirmed they would like to review those plans.

Commissioner Guy made the motion to approve based on the information they have gathered and feels like this will be a great success for the community, county and the schools without impacting the county, the schools, the roads as well as the tax payers.

Motion/second by Commissioner Guy/Commissioner Powers to approve with revised conditions, motion carried 4-1 with Commissioner Jenkins opposing. Conditions are as follows:

Revised Recommendations: Acceptance of Environmental Review Committee report, with the following conditions:

1. Minimum 100 foot buffer from stream banks.
2. Minimum 50 foot buffer from property lines and road frontage, and minimum 200 foot setback from Highway 18 and North Madden Bridge Road for solar panels.
3. Evergreen buffer along Highway 18 as a visual screen. Where possible, retain existing vegetation along Highway 18.
4. No use of herbicides for vegetation control.
5. Strong erosion and sediment control plan is required, with regular inspections to protect Elkins Creek.

Revised Recommendations, 3.8.17: Approval with the listed conditions:

1. Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioners' approval for the landscape plan is required for the planted buffer along Highway 18, and the location and extent will need to be field located.
2. There shall be no unlawful encroachment into any specified state waters buffers or wetlands.
3. Any land disturbance greater than 1 acre shall require approved erosion / sediment control plans and a land disturbance permit.
4. An annual business license shall be required.
5. The proposal shall conform to any solar farm standards set forth in the Pike County Code, Chapter 166, except as may be otherwise conditioned. The bond amount specified in Section 166.06 shall be adhered to.
6. A formal study of wetlands and sensitive areas on the property needs to be completed prior to construction.
7. Herbicides shall not be used for vegetation control and maintenance.
8. Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of maintenance to the southwest substation area, and contingent upon the developer improving North Madden Bridge Road to applicable Pike County standards to the point of access of the substation area.
9. The final site plan shall be reviewed and approved by the Zoning Administrator.
10. This approval is non-transferrable to any other use and shall continue to meet all conditions, criteria, and regulations in the event that the solar farm operation is sold or otherwise transferred.
11. Upon cessation of the solar farm, the subject property shall be restored, at no expense to Pike County, to the agricultural conditions of the property prior to the solar farm development (i.e. removal of all solar panels and equipment).

9. NEW BUSINESS

a. Approve/Deny request to use Impact Fees for Sheriff's Department in the amount of \$40,000 and the Jail in the amount of \$85,000, this will be used to build a multi-use training and storage facility.