

Proposed Additions to Conditional Use in Ag Zone

Insert 11.03(P) – Open Air Business (Solar Farms/Facilities must adhere to Section 11.06)

11.06 – Development standard and General Requirement - add “Solar Production and / or Storage shall meet the following requirements.”

A. Design Standards

1) Equipment

- a) Free standing solar panel or solar arrays shall not exceed eight (8) feet in height as measured from the grade at the base of the structure to the highest point.
- b) Mounted solar panels or solar arrays shall not exceed eight (8) feet above the apex of the structure on which it is mounted or maximum height for buildings in the zoning district in which it is located.

2) Fencing

- a) Minimum of a 6-foot chain link fence around the entire perimeter of the project.

3) Buffers

- a) Plant an evergreen buffer to minimum height not to allow visibility from the roads or right of ways.
- b) The vegetation installed shall be a minimum of 8 feet in height with 75% opacity at the time of planting and be able to obtain 100% opacity within 3 years.
- c) A landscape plan must be submitted with the building permit.
- d) Buffer must be on the outside of all fencing.
- e) Trees must be maintained in a manner not to allow any visualization from the roads. If a tree dies it has to be replaced with a minimum 8-foot tree. The buffer has to be maintained throughout the life of the project.

4) Setbacks

- a) 40 feet in all directions if all adjoining land is agricultural with no residences on it.

- b) 150 feet from any property line with a current residence or recreational facility bordering the project.
- c) The setback is the distance from the perimeter fence to the first panel.

B. Road Restoration Bond

- 1) Minimum Bond of \$20,000.00.
- 2) This must be maintained for 3 years post construction.

C. Erosion Control Plan

- 1) Has to meet State and Local requirements.

D. Decommission Plan

- 1) At the time of requesting a building permit to begin construction on all projects, whether previously zoned or not, will have to present a decommission plan suitable to the Mitchell County Building official.
 - a. The decommission plan must cover the anticipated service life of the facility or in the event that the facility is abandoned or has reached life expectancy.
 - b. The applicant must provide the County with a performance guarantee in the form of a bond, irrevocable letter of credit and agreement, or other financial security acceptable to the County in the amount of one hundred twenty-five (125) percent of the estimated decommission cost minus the salvageable value, or fifty thousand dollars (\$50,000), whichever is greater. Estimates shall be determined by an engineer licensed to practice in the State of Georgia as agreed upon by the County.

E. Ground Water Testing

- 1) At a minimum, at least one ground water monitoring well, 20' in depth, must be installed on each project. The location of the well will be identified by the Mitchell County Building Official. The well will be tested for the presence of any heavy metals. After the initial testing, a biannual test will be required for two testing periods. If no contaminants are identified in these tests, then the testing will

move to a 5-year schedule. The site will be required to be tested prior to decommissioning as well.

F. **Maintenance**

- 1) All grass has to be maintained in a manner to mitigate fire hazards at all time.
- 2) Panels must be separated to allow for Fire Equipment to operate safely on the entire facility or provide fire suppression equipment to the Mitchell County Fire Department capable of operating in a safe manner on the facility.

G. **Vendor Registration**

- 1) A current list of all vendors removing construction materials or scraps from the site must be submitted to the Building Official of Mitchell County.
- 2) All changes to vendors must be updated to the Building Official when the changes occur.