

block the view of the panels. Mr. Stevenson expressed concerns about the trees shading the panels. Vice Chairman Strickland asked where on the property they wanted to place the panels. Mr. Stevenson showed them on the drawings the approximate section of the property that would be utilized. Mr. Hogan asked if the lines on the map were solar panels. Mr. Stevenson stated that the lines were rows of solar panels. Mr. Hogan asked if they knew how many solar panels would be placed. Mr. Stevenson said he did not know. Vice Chairman Strickland stated that the request stated ten to thirty acres, and he would consider the maximum of thirty acres for the variance purposes, and if they ended up using less acreage, then the variance should be impacted minimally if at all. Vice Chairman Strickland asked what buffering would be required by the zoning at this point. Mrs. Tulloch stated that a thirty foot buffer would be required by commercial zoning. Mr. Hogan asked what the height requirement of the opaque fence is. Mrs. Tulloch stated that the maximum height would be eight feet, or six feet in the front yard. Mrs. Quarterman verified that they were discussing a variance for buffering. Mrs. Tulloch stated that was true. Mrs. Quarterman asked if the variance ran with the property. Vice Chairman Strickland stated it did run with the property but they could have the variance cease at the end of the lease if so desired. Mrs. Hobby stated that the solar panels seemed to be placed at the highest point on the property, and that the property had wetlands and small ponds on the property. Mrs. Quarterman stated that silt fences would be required to help with runoff. Mr. Hogan asked how many inverters would be used. Mr. Stevenson stated he was not sure, and that he would have to get back to them. Mrs. Hobby expressed concern about the number of items that Mr. Stevenson stated he would have to get more information for the Board. Vice Chairman Strickland stated they could table, but if they tabled, then the people here today for this case would have to come back.

Vice Chairman Strickland asked if anyone else would like to speak in support of the application. Charles Wetherington, 3014 US Highway 84 W, stated that this was his property, and had been in his family for years. The property is currently a pecan orchard with tall vegetation, and the orchard has not been in production for several years. Mr. Wetherington stated it was his job as a family man to utilize this property to the best of his abilities. Mr. Wetherington stated this was the third solar panel company that send him information, and he decided to study it further. He has talked to his neighbors. Mr. Wetherington stated is a proposal only at this point, and it is Beltline's job to come up with a proposal for Georgia Power to determine if is feasible to provide them with electricity. Mr. Wetherington stated that they cannot tell how many panels will be on the property until the electrical study is completed. Mr. Wetherington stated he intends to sell part of the parcel to his neighbors, because he has a good relationship with his neighbors. Mr. Wetherington stated that Beltline has a contract to lease out a minimum of ten acres and a maximum of thirty acres, and he understands that his neighbors have concerns about the number of panels. Mr. Wetherinton stated that Mrs. Hobby had asked about whether the pine trees would be cut, and that there was a contract for the pine trees to be cut but because of the drop in timber prices, the pine trees had not been cut yet. Mr. Wetherington stated he understood his neighbors' concern, but the canopy trees are a hardship because of the shade impacting solar panels. Mr. Wetherington stated that there are several solar farms/panels in the County, with chain link fences and no canopy trees. Mrs. Hobby asked about the buffering requirements of canopy trees, whether they must be shade trees. Mrs. Tulloch stated they do not need to be shade trees, but they must be canopy trees. Mrs. Quarterman stated that Leland Cypress trees could be 49 feet within fifteen or sixteen years. Mr. Wetherington said he would not want to plant Leland Cypress. Mrs. Hobby asked if the solar panels were six to eight feet tall. Mr. Stevenson stated yes, that was true. Mrs. Quarterman stated that if two rows of shrubs were planted, the panels would not be visible.

There being no further discussion, Vice Chairman Strickland asked if there was anyone who would like to speak in opposition. Mike Bland, 3029 Pecan Plantation Rd, spoke. Mr. Bland stated he was the landowner immediately south, and stated that the neighbors had a good relationship, but he was opposed to the variance request. Mr. Bland stated that they were buying some of the property from Mr. Wetherington. Mr. Bland showed a short video of where the panels are proposed to be placed, and stated he was concerned about runoff. Mr. Bland stated it would be difficult to return the property to its original condition once the panels were removed. Mr. Bland stated it was a relatively new technology, and did not feel they were aware of all the hazards related to solar panels. Mr. Bland did a rough calculation, and