

## **PUBLIC HEARING**

**REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres**, Planning and Zoning Director, J.D. Dillard, stated this case was withdrawn by the applicant this morning, Tuesday, August 10, 2021.

**REZ-2021-12 US 84/I-75 Industrial Park ~542 ac., County Utilities, I-S, M-1, M-2 and P-D (Amended)**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is to amend the P-D portion of an approved site plan from 2010 to allow the use of solar arrays. Mr. Dillard stated staff has reviewed the request and concluded that a solar panel array is not allowed in a P-D zoning district. Additionally, Mr. Dillard stated staff is supportive of a solar panel array on the property, the question is how to achieve this use consistent with the current ULDC standards. Mr. Dillard stated the Planning Commission recommended approval. No one spoke against the request. Jack Langdale, 701 North Patterson, spoke in favor of the request on behalf of the applicant. Mr. Langdale stated it has been requested for the P-D zoning to be modified to accept solar panels. Commissioner Griner asked if it is the P-D portion only being used for solar panels or M-1 and M-2 as well, Mr. Langdale answered along the northern road in multiple zoning classifications. Gretchen Quarterman, 6565 Quarterman Road, spoke in favor of the request, stating the ULDC needs to be updated and solar panels would be a great investment in our community. Commissioner Griner made a motion to approve the amended P-D section to allow solar panels in M-1, M-2, and P-D with a condition that the existing buffers are maintained, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

**REZ-2021-13 Val Del Villas, Val Del Rd. P-D Amendment, County Water and Sewer, ~28.436 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to increase density for a previously approved P-D site plan. Mr. Dillard additionally stated the general motivation in this case is so the subject property can be modified to add additional residential lots and to remove narrative note #7 that states, "All buildable lots are sized appropriately for a house to fit on it without an administrative waiver." Mr. Dillard stated the future zoning is in place and the jurisdictional determination by the Army Corps of Engineering leaves environmental impact mitigation at the discretion of the County. The Engineering department has six conditions for all newly platted lots that are adjacent to wetlands, floodplain, drainage ditches, or detention ponds; Mr. Dillard read the six conditions to the commission. The Planning Commission recommended approval of the P-D Amendment to increase the lot count and remove narrative note #7 and the TRC finds this request consistent with the Future Development Map and the Community Goals of the Comprehensive Plan. No one spoke for or against the request. Commissioner Griner made a motion to approve the amended P-D with the six conditions, a benchmark shall be established at the front property corner for every lot. A highwater mark, base flood elevation, or hydraulic analysis performed shall establish the 100-year flood elevation established. A minimum finished floor elevation shall be established for the lot in question a minimum of 2 feet above the established 100-year elevation. A minimum of two soil borings on opposite sides of the proposed foundation shall be completed to determine the seasonal high-water table. If the seasonal high-water table is less than one foot from the bottom of the footer elevation, a subsurface drainage system shall be designed by the professional engineer who was responsible for the development of the subdivision construction plans and shall be installed. Before any inspections are performed and signed off on, a Registered Land Surveyor must certify that the proposed finished floor is at or above the minimum finished floor elevation established on the final plat, as well as removing the narrative note #7 stating, "All buildable lots are sized appropriately for a