

request that a chain link fence type be acceptable along the front yard, due to the proposed screening efforts.

The ULDC also states in Section 5.02.03.G.2 that “the maximum height of a fence in a front yard is six (6) feet.” We are proposing a 7-foot tall fence to meet the National Electric Code (“NEC”) standard (section 110.31 of the NEC), which requires all electrical equipment to be enclosed by a wall, screen, or fence and the fence “shall not be less than 2.1m (7ft) in height or a combination of 1.8m (6ft) or more of fence fabric and a 300mm (1ft) or more extension utilizing three or more strands of barbed wire or equivalent.” Thus, to meet the NEC standard, we must install a minimum 7-foot tall fence, since barbed wire fence is prohibited in the R-1 zoning district.

*Reduction in Landscape Plan Requirements*

Per the ULDC General Landscape Standards (Section 4.07.04), our development area of approximately 31.7 acres, would require 140,000 square feet of ground cover plants, 18 canopy trees, 53 shade trees, and 445 shrubs. Given the nature of our development, we believe this requirement is excessive, thus we are requesting a variance from the Landscape Standard requirements. We believe our project meets the intent of the County’s Landscape Plan in every aspect, except buffering the view of the development from adjacent properties, which we propose to do with a modified Landscape Plan, attached. Below is how our project meets each intent of the County’s landscape requirements:

As stated in Section 4.07.01.B, “it is the intent of the County to reduce the adverse visual effects of development in order to:

1. Minimize the rate of stormwater runoff.
  - The site is very flat with a general slope of 0.7% from north to south. The only impervious areas added to our site are the gravel access road and the 64 s.f. concrete pad for the transformer. We are controlling the runoff from our site by installing perimeter silt fence and stone check dams in the concentrated flow areas. Thus, stormwater will be discharged from our site at a controlled rate equivalent to the pre-development conditions.
2. Maximize the capability of groundwater recharge.
  - The site is very flat with a general slope of 0.7% and we are proposing no grading activities so there will be no change in the pre-development and post-development capabilities for groundwater recharge.
3. Provide shade for ground surfaces.
  - The pre-development land use is farmland, with pine trees lining the perimeter of the property. The post-development site will have solar panels mounted 6’ above grade and will provide shading for the ground underneath, which will be covered in permanent Bermuda grass. Along the perimeter of the site we are proposing a mixture of wax myrtle shrubs and American holly trees (or approved equivalents), which will provide shading for the perimeter of the site.
4. Buffering adjacent incompatible land uses.
  - Buffering of the project site from adjacent properties is a priority in order to be good neighbors. Along the north and northeast side of the property (GA Hwy 376 and next to the adjacent residential dwelling, we are proposing wax myrtle shrubs (or approved