

- C. The application of this ULDC to this particular piece of property would create an unnecessary hardship;
- Fence Variance – Due to NEC requirements, we must have a 7' tall security fence even along the front yard.
  - Landscape Variance – Meeting the requirements of the County's Landscape Plan, as written, would require an excessive number of additional trees to be planted that would require significant increases to the project's development cost, while providing no visual or environmental benefit to the County or neighboring properties.
- D. Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of this ULDC;
- Fence Variance – Long term, the security fence will not be visible to those driving down GA Highway 376 or on adjacent properties due to the visual buffers that will be planted.
  - Landscape Variance – The solar farm will not noticeably increase the impervious area so there will be no groundwater or stormwater impacts. Buffer shrubs and trees will be installed to help visually screen the project from adjacent properties to meet the County's intent of the Landscape Plan.
- E. A literal interpretation of the provisions of this ULDC would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;
- Fence Variance – N/A
  - Landscape Variance – N/A
- F. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located;
- Fence Variance – Allowing a 7' tall security fence in order to meet NEC requirements would not be considered special privileges since it is ensuring the safety of others and of our solar farm.
  - Landscape Variance – The solar farm meets the intent of the County's Landscape Plan and will improve the current conditions of the site.
- G. The requested variance will be in harmony with the purpose and intent of this ULDC and will not be incompatible with the neighborhood or to the general public welfare;
- Fence Variance – The security fence will meet the requirements of the NEC and will be screened by a vegetative buffer consisting of shrubs and evergreen trees, so adjacent properties are not affected by the project.
  - Landscape Variance – The property is zoned R-1 but has historically been farmed. There are two adjacent residential dwellings, both zoned E-A. The solar farm will not noticeably increase the impervious area so there will be no groundwater or stormwater impacts. Buffer shrubs and trees will be installed to help visually screen the project from adjacent properties.
- H. The special circumstances are not the result of the actions of the applicant;
- Fence Variance – No security fence has been installed at the site along the front yard.
  - Landscape Variance – No landscaping has been installed along the perimeter of the site.
- I. The variance requested is the minimum variance that will make possible the legal use of the land or structure;
- Fence Variance – The minimum requirement by the NEC is 7' tall, and that is the proposed height of the fence.
  - Landscape Variance – We propose to install visual buffers to meet the intent of the Landscape Plan to visually screen the development from adjacent properties.
- J. The variance is not a request to permit a use of land or structures which are not permitted by right in the zoning district involved.;