



**SUMMARY**

**MEETING DATES:**

Planning Commission: January 19, 2023 5:30 p.m.  
County Commission: February 6, 2023 5:00 p.m.

**SUBMITTED BY:** Brooks County Zoning Agent, Melissa Smith

**SUBJECT:** Application no. 12-1-22, Special Exception request by Morven Solar, LLC for a large-scale solar energy system in an Agricultural Zoned District consisting of 940.3 acres on a portion of 11 land parcels which includes five (5) land owners along Peach Road, Guess Road, Lawson Pond Road, and Valdosta Highway 133 east of Morven, Georgia.

**HISTORY:** Planning Commission met January 19, 2023. Zoning Consultant made the report for the Application with also Stephanie Williams of the Development Authority providing input. Pine Gate Renewables, the Applicant, presented their proposed application for a Large Scale Solar Energy System. Zoning Consultant made the recommendation for Denial due to the inconsistency with the Comprehensive Plan, quantity of prime farmland that will be lost, the impacts on wetlands & wildlife, and the roads. 25 citizens spoke in favor, while 9 Citizens spoke against the proposed Large Scale Solar Special Exception.

- **Tom Eggers made the motion for Conditional Approval pending:**
  - o A Valid Road use Agreement put in-place
  - o Erosion Measures provided and Filtration Plants in the Retention Ponds
- **Linda Gosier Seconded the Motion. Jeannie Little was in-favor. James Warren was opposed.**
- **Vote was 3-1 for the Conditional Approval.**

**PREVIOUS ACTIONS:** N/A

**RECOMMENDATION:** Due to the staff’s concern of the amount of “prime farmland”, the quantity of jurisdictional wetlands, the threatened and candidate species potential impacts, and the amount of access roads because the parcels are not contiguous (especially Peach Road – dirt), the Staff recommends **DENIAL** of the applicant’s proposed use as a Large-Scale Solar Energy System.

**FINAL ACTION BY COUNTY COMMISSION:**

- APPROVED AS REQUESTED BY THE APPLICANT
- APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- APPROVED WITH CONDITIONS
- DENIED