

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Due to the parcels not being contiguous, staff does expect some negative impacts on the roads due to the amount of access points for the solar sites spread across the parcels, especially on Peach Road which is a residential dirt road. They are proposing one access/culvert on Peach Road, two access points/culverts along Guess Road, and three access points/culverts along Lawson Pond Road. Lawson Pond Road is a gateway collector road that stretches from Lowndes County southwest into Brooks County. The rather busy road provides a rural, residential route from Interstate 75 and State Highway 122 west of Hahira to Hwy 133 east of Morven.

(5) If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan;

Per the Future Development Map in the adopted Brooks County 2027 Comprehensive Plan Community Agenda, the subject property is within the Agricultural character area. The proposed solar farm is not compliant with the objectives to protect farmland and the rural lifestyle of the Agricultural District.

(6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The Morven Solar project will NOT lead to any permanent jobs working specifically for the Morven Solar Facility nor Pine Gate Renewables. However, they aim for the project to initiate the hiring of 30 permanent employees through a "PowerUp" apprenticeship type program to their sister company, Blue Ridge Power, who constructs their projects.

ATTACHMENTS:

Application
Aerial Map
Location Map
Zoning Map