

Julia Scott - LEFT (Was not present when name called)

Public Hearing Closed

Ms. Sherry Davidson stated the Staff recommended DENIAL of the Special Exception for the large scale solar due to not being consistent with the Comprehensive Plan.

Chairman Pat Sharp opened for any questions or comments from the Planning Commission.

Jeannie Little: Asked what the difference between Peg Howards Noise and Pine Gates Noise would be. Response: They cannot attest to the noise from the other facility. The creditable engineers from Kimley Horn have developed this model based on the specifications of their equipment. But on average 60-65 dB

James Warren: Asked about the Tax Abatement - \$2.9 million over 40 years is only \$72,000 per year. Response: Explained about the \$600,000 the first year. James Warren: So it will be less than \$72,000 per year....Response: Yes

Sherry Davidson: Do you have a Power Purchase Agreement with GA Power?  
Response: Mikala answered that this was acquired by Samsung at a 80 mW facility and under study by GA Power. Andrew Varrow (Pine Gate) clarified that by installing the 80 mW that this is a GA Power Qualified Facility, meaning that the Power Purchase Agreement is guaranteed by Ga Power.

Chairman Sharp asked for a motion on the application, Tom Eggers motion to recommend conditional approval pending a Road Use Agreement and Erosion measures with filtration plants in the retention areas.

Chairman asked if there was a second. Linda Gosier Seconded.

Chairman asked All in Favor – Jeannie Little was in-favor.

Chairman asked for All Opposed – James Warren opposed.

Vote was 3-1 for Conditional Approval with the above mentioned items.

Meeting adjourned at 7:18 pm

Melissa Smith, Zoning Agent