

Planning Commission Meeting Minutes

January 19, 2023

5:30 P.M.

Members Present: Pat Sharp, Jeannie Little, Linda Gosier, Tom Eggers, James Warren

RC (Regional Commission): Sherry Davidson

Brooks County Zoning Agent: Melissa Smith

Zoning Agent collected the Sign-In Sheet at 5:30 p.m.

Meeting was called to Order at 5:31 p.m. by Ms. Pat Sharp, Chairman.

Ms. Sharp explained the Planning Commission is a RECOMMENDING Body only to the Brooks County Board of Commissioners. Explained that when speaking to address the Planning Commission panel, not the audience. There will be no talking back and forth. If you are called out of order, you will be removed or asked to leave.

Application 12-1-22 Morven Solar LLC: Ms. Sherry Davidson presented the Application 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. Ms. Davidson went through the Zoning Proposal Standards per the Zoning Procedure Law Questions, answering as such:

1. Permit a Use that is suitable in view of use and development of adjacent and nearby property: Not suitable and will impact 23 neighboring residents.
2. Adversely affect existing use or usability of adjacent or nearby property: concern over the 127.05 acre of jurisdictional wetlands and 10.15 acres of non-jurisdictional wetlands AND concern regarding the threatened and candidate species found upon the properties.
3. Property to be affected has a reasonable economic use as currently zoned: Yes, 782 Acres of the 952 Acres is considered "prime farmland" per the Federal Register submitted by the Applicant, Tree Survey revealed the