

equivalent) be planted within the 30' buffer yard, as close to the property line as possible, at a frequency of 10' on center and American holly trees (or approved equivalent) planted along the 30' buffer yard inner edge at a frequency of 30' on center. At full growth, this will provide a long term full visual buffer that will prevent the site from being visible to adjacent property owners and people driving along GA Highway 376.

- Along the east side of the project there is an existing tree buffer, and we are proposing planting additional American holly trees at a frequency of 20' on center in order to provide additional screening. The holly's will be planted within the 30' buffer yard. Attached is an aerial photo of the existing site conditions (as of June 24, 2019) with our proposed landscape plan outlined, as well as, preliminary details.
5. Filter and reduce the glare of headlights and reflected sunlight from parked automobiles onto the public street rights-of-way and adjacent properties.
 - No parking lots will exist at our project site. The security fence along GA Highway 376 will be screened with shrubs and trees as discussed in item 4, so there will be very minimal reflection/glare from the fence our project area.
 6. Improve the appearance of parking areas and vehicular surface areas.
 - No parking lots will exist at our project site.
 7. Minimize the visual blight created by large expanses of paved surface area.
 - No areas will be paved at our project site.

To summarize, our project will negligibly increase the impervious area of the pre-development conditions and no grading activities will occur to change the pre-development slope of the site. We will grass the entire 32 acres with Bermuda grass and plant buffer shrubs and trees along the north and east perimeter. We believe this effort is sufficient in meeting the intent of the County's Landscape Ordinance.

Requirements for Variances

Per Section 9.02.03 of the ULDC, "a variance may be granted upon a finding by the ZBA that one" of the listed conditions is met. Below is a list of these conditions with an explanation of how our two variance requests meet each one.

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
 - Fence Variance – Due to NEC requirements, we must have a 7' tall security fence even along the front yard.
 - Landscape Variance – Due to the project size of 32 acres, this requires a large amount of ground cover/shrubs/trees per the Landscape Ordinance, but our proposed development provides adequate measures to meet this requirement.
- B. Such conditions are peculiar to the particular piece of property involved;
 - Fence Variance – Due to NEC requirements, we must have a 7' tall security fence even along the front yard. In addition, the security fence will be screened by a vegetative buffer consisting of shrubs and evergreen trees.
 - 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.