

# ***AGENDA***

## **Mitchell County Planning Commission September 16, 2021 - 7:00 PM 26 North Court Street**

- I. Call Meeting to Order.
- II. Open with Pledge of Allegiance.
- III. Invocation.
- IV. Approval of Minutes

Minutes - August 2021

### **OLD BUSINESS:**

### **NEW BUSINESS:**

Agenda - September 2021

21-69-890-Papershell Solar 1, LLC / Peter Lawn-Request for a Conditional Use in an Ag Zone to allow the applicant Papershell Solar 1, LLC / Peter Lawn to Construct and Operate a "PV Solar Generation Facility" with Interconnection to the Georgia Power Grid. The multi-parcel properties are located on River Road and Ga Hwy 3, Camilla. The properties are listed as the following: Map 60, Parcel 5 located in the 9th and 8th Land District, Property Owner is Mrs. Melanie Muggridge Kemp, Map 61, Parcel 15 located in the 8th Land District, Property Owner is Mr. Lamar D. Cooper, Map 61, Parcel 14 located in the 8th Land District, Property Owner is Glass Farms, LLC, Map 77, Parcel 1, 45, 2B, located in the 9th Land District, Property Owner is Mr. Charles Alexander Kemp, II As Trustee of The Marital Trust. The request is for 1262.85 acres.

21-70-330- Frank Dixon, LLC -Request for a Zoning Change from an Ag Zone to a C2 Zone to allow the applicant Frank Dixon, LLC to Construct Self Storage Buildings on the Property located at 6670 Hwy 37, Camilla, Georgia. The 13.72- acre parcel is located on Zoning Map 63, parcel 16a. The property owner is Mrs. Mary Jane Trotter.

### **OTHER BUSINESS:**

- V. **Adjourn**



## **Agenda Item Coversheet**

### **Minutes - August 2021**

#### **ATTACHMENTS:**

Description

Minutes - August 2021

Upload Date

9/10/2021

Type

Cover Memo



## MITCHELL COUNTY PLANNING COMMISSION MINUTES

August 19<sup>th</sup>, 2021

### Present:

Richard Beasley, Chairman   Andy Collins   Terry Curles   Ann Bryant  
Kent Grogan   William Hawley

Russell Moody, Zoning Administrator   Terrie Swain, Administrative Assistant

Not Present:   Joseph Rackley, Vice-Chairman   Susan Clayton  
Mike Mitchell   Ralph Davis, Jr.

Chairman, called the meeting to order at 7:00p.m.

The Pledge of Allegiance to the Flag was performed.

The Invocation was given by Mr. Kent Grogan.

Mr. Andy Collins made the motion to approve the July 15<sup>th</sup>, 2021 meeting minutes. The motion was seconded by Mr. Terry Curles. The motion carried unanimously by a show of hands of the members present.

### **OLD BUSINESS:**

Mr. Russell Moody informed the Planning and Zoning Commission that the Zoning Applications from the July 15<sup>th</sup>, 2021 meeting for Mr. Tommy L. Hilliard, Jr. and Mrs. Tanesha Jones was granted approval by the Mitchell County Board of Commissioners at their meeting on August 10<sup>th</sup>, 2021.

### **NEW BUSINESS:**

21-69-873 – Request for a Zoning Change from a R2 Zone to an Ag Zone with a Conditional Use for a Rural Business to allow the applicant Mr. David Velasquez to Operate a “Mobile Food Service Business” within an Existing Building as the Base of Operations due to the Department of Public Health’s Rules and Regulations on the property located at 4954 Strawberry Road, Pelham, Georgia. The 1.00- acre parcel is located on Zoning Map 14, parcel 12a. The property owners are Mrs. Graciela Venegas and Mr. Francisco Velasquez. Mr. David Velasquez addressed the Planning and Zoning Board stating that he is coming back before the Planning and Zoning Board in order to be granted approval to operate his mobile food service business and obtain a business license. Mr. Velasquez stated that he failed to attend the Mitchell County Commissioners meeting back in December of 2020 due to being ill with covid and therefore he was required to wait (6) six months and reapply his request. Mr. Grogan questioned if any of the adjoining properties are zoned agricultural. Mr. Moody stated that some of the property at the back of the property is a field and is zoned agricultural. Mr. Kent Grogan questioned if Mr. Velasquez had the necessary approval from the Mitchell County Health Department. Mr. Velasquez stated that Mr. Avery at the Mitchell County Health Department has approved the building and the mobile food truck. Mr. Velasquez states that he is waiting on the required approvals from the Planning and Zoning Board and Mitchell County Commissioner. Mr. Beasley inquired if there was anyone present in opposition of this application. There was no opposition. After a brief discussion by the Planning & Zoning Board, the motion was made by Mr. Kent Grogan to grant approval of the application for a Zoning Change from a R2 Zone to an Ag Zone to allow the applicant Mr. David Velasquez to operate a mobile food service business from the property located at 4954 Strawberry Road, Pelham. The motion was seconded by Mr. Andy Collins. The motion carried unanimously by all members present. Mr. David Velasquez was informed by the Planning & Zoning Board that this recommendation would be forwarded to the Mitchell County Board of Commissioners for their decision at their meeting on September 14<sup>th</sup>, 2021 @ 5:00 pm and a representative would need to be in attendance.

**Other Business:**

Mr. Moody informed the Planning and Zoning Board that the solar project application was withdrawn on Friday August 13, 2021 due to incomplete documentation and will most likely come before the Board at the September meeting.

Having no further business Meeting was adjourned at 7:30 p.m.

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Richard Beasley, Chairman



## **Agenda Item Coversheet**

### **Agenda - September 2021**

#### **ATTACHMENTS:**

Description

Agenda - September 2021

Upload Date

9/10/2021

Type

Cover Memo

# ***AGENDA***

## **Mitchell County Planning Commission**

**September 16th, 2021 – 7:00 p.m.**

**26 North Court Street**

1. Call meeting to order.
2. Open with Pledge of Allegiance.
3. Innovation.
4. Approve minutes for the August 19<sup>th</sup>, 2021 meeting.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

**21-69-890** – Request for a Conditional Use in an Ag Zone to allow the applicant Papershell Solar 1, LLC / Peter Lawn to Construct and Operate a “PV Solar Generation Facility” with Interconnection to the Georgia Power Grid. The multi-parcel properties are located on River Road and Ga Hwy 3, Camilla. The properties are listed as the following: Map 60, Parcel 5 located in the 9<sup>th</sup> and 8<sup>th</sup> Land District, Property Owner is Mrs. Melanie Muggridge Kemp, Map 61, Parcel 15 located in the 8<sup>th</sup> Land District, Property Owner is Mr. Lamar D. Cooper, Map 61, Parcel 14 located in the 8<sup>th</sup> Land District, Property Owner is Glass Farms, LLC, Map 77, Parcel 1, 45, 2B, located in the 9<sup>th</sup> Land District, Property Owner is Mr. Charles Alexander Kemp, II As Trustee of The Marital Trust. The request is for 1262.85 acres.

**21-70-330** – Request for a Zoning Change from an Ag Zone to a C2 Zone to allow the applicant Frank Dixon, LLC to Construct Self Storage Buildings on the Property located at 6670 Hwy 37, Camilla, Georgia. The 13.72- acre parcel is located on Zoning Map 63, parcel 16a. The property owner is Mrs. Mary Jane Trotter.

### **OTHER BUSINESS:**

### **ADJOURN:**



## Agenda Item Coversheet

**21-69-890-Papershell Solar 1, LLC / Peter Lawn-Request for a Conditional Use in an Ag Zone to allow the applicant Papershell Solar 1, LLC / Peter Lawn to Construct and Operate a “PV Solar Generation Facility” with Interconnection to the Georgia Power Grid. The multi-parcel properties are located on River Road and Ga Hwy 3, Camilla. The properties are listed as the following: Map 60, Parcel 5 located in the 9th and 8th Land District, Property Owner is Mrs. Melanie Muggridge Kemp, Map 61, Parcel 15 located in the 8th Land District, Property Owner is Mr. Lamar D. Cooper, Map 61, Parcel 14 located in the 8th Land District, Property Owner is Glass Farms, LLC, Map 77, Parcel 1, 45, 2B, located in the 9th Land District, Property Owner is Mr. Charles Alexander Kemp, II As Trustee of The Marital Trust. The request is for 1262.85 acres.**

### ATTACHMENTS:

Description	Upload Date	Type
Papershell Solar 1, LLC / Peter Lawn	9/10/2021	Cover Memo

5

**ZONING APPLICATION**  
**MITCHELL COUNTY PLANNING & ZONING DEPARTMENT**

18 NORTH COURT STREET  
CAMILLA, GEORGIA 31730

PHONE (229) 336-2060  
FAX (229) 336-2362

mczoning@mitCHELLCOUNTYGA.NET

RUSSELL MOODY  
ZONING ADMINISTRATOR

(A PLAT OR SKETCH OF THE AREA IS REQUIRED FOR ALL APPLICATIONS)

DATE: July 8, 2021

APPLICATION NO:

2021-69-890

APPLICANTS NAME: Peter Lawn

Papershell Solar LLC

CONTACT PHONE #: 415-909-9392

APPLICANTS MAILING ADDRESS: 400 Montgomery St., 8th Floor, San Francisco, CA 94104

PROPERTY LOCATION: River Road & Gathway 3 (ATTACH LEGAL DESC.) MAP/PARCEL

Camilla

PRESENT USE OF PROPERTY: Agriculture

Ag or Consrv Use

ZONING CLASSIFICATION: PRESENT Ag PROPOSED Ag

# OF ACRES FOR ZONING/REZONE

(60/5) (61/5) (61/4)  
(7/13/21) (7/13/21)  
(17/145)

1.262.85

**ZONING CHANGE / CONDITIONAL USE / ZONING VARIANCE / LAND DIVISION VARIANCE**

☐ ZONING CHANGE

☒ CONDITIONAL USE

☐ ZONING VARIANCE

☐ RURAL BUSINESS

☐ HOME OCCUPATION

☐ HARDSHIP

☐ LAND DIVISION VARIANCE

HAS THERE EVER BEEN A REQUEST TO REZONE PROPERTY?

☐ YES ☒ NO

IF SO, WHEN AND WHAT ACTION WAS TAKEN?

DOES THIS PROPERTY HAVE CITY WATER AND SEWER AVAILABLE? ☐ YES ☒ NO

Current farming operations  
serviced by existing wells

LETTER OF INTEND FROM PROCESSING FACILITY? ☐ YES

WHY ARE YOU REQUESTING THE CHANGE/ VARIANCE? PLEASE BE DETAILED AND SPECIFY IN RELATION  
TO EXACTLY WHAT IS BEING REQUESTED FOR THE CHANGE/VARIANCE.

Construction and operation of a PV solar generation facility with interconnection to the Georgia Power grid.

Please see Attachment B for proof of interconnection application.

**HARDSHIP**

HEALTH DEPARTMENT APPROVAL \_\_\_\_\_ MEDICAL JUSTIFICATION \_\_\_\_\_ (ATTACH BOTH)

PERSON TO RESIDE IN MH-NAME \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_

PHONE # \_\_\_\_\_

**\*\*\*DISCLOSURE\*\*\***

I HAVE or HAVE NOT made campaign contributions having an aggregate value of \$250.00 or more to a member of the Mitchell County Board of Commissioners, Mitchell County Planning Commission, or any local government official who will be considering the request, within 2 years of this application.

I HEREBY CERTIFY THAT I AM THE OWNER, OR LEGAL AGENT OF THE OWNER, IN FEE SIMPLE OF THE ABOVE-DESCRIBED PROPERTY.

APPLICANT: Peter Lawn

WITNESS: Leanne P. Swain

DATE: July 8, 2021

DATE: 7/13/2021

CAUTION THAT FAILURE TO APPEAR COULD RESULT IN A DENIAL DUE TO LACK OF SUFFICIENT INFORMATION  
NEEDED FOR THE BOARDS TO MAKE AN INFORMED DECISION

Mitchell County  
Planning & Zoning Department  
18 North Court Street  
Camilla, Georgia 31730

Phone (229) 336-2060  
Fax (229) 336-2362

Russell Moody  
Zoning Administrator

**APPLICANT MEETING NOTIFICATION**

Application must be filed in the office of the Zoning Administrator at 18 North Court St., Camilla, Georgia by August 16th, 2021 by 12:00pm in order to be heard by the Planning Commission the following month.

Caution that failure to appear could result in a denial due to lack of sufficient information needed for the Boards to make an informed decision.

**PLANNING COMMISSION**

**DATE/TIME:** September 16<sup>th</sup>, 2021 @ 7:00pm

**BOARD OF COMMISSIONERS**

**DATE/TIME:** October 12<sup>th</sup>, 2021 @ 5:00pm

**ALL MEETINGS WILL BE HELD AT: Mitchell County Board of Commissioners Meeting Room**  
26 North Court St.  
Camilla, Georgia

Questions? Please call the Zoning Administrator at 336-2060.

Your signature below acknowledges receipt of the above referenced data.

Paper Shell Solar 1, LLC / *Peter Lawn*

Applicant/ Representative

9/7/2021

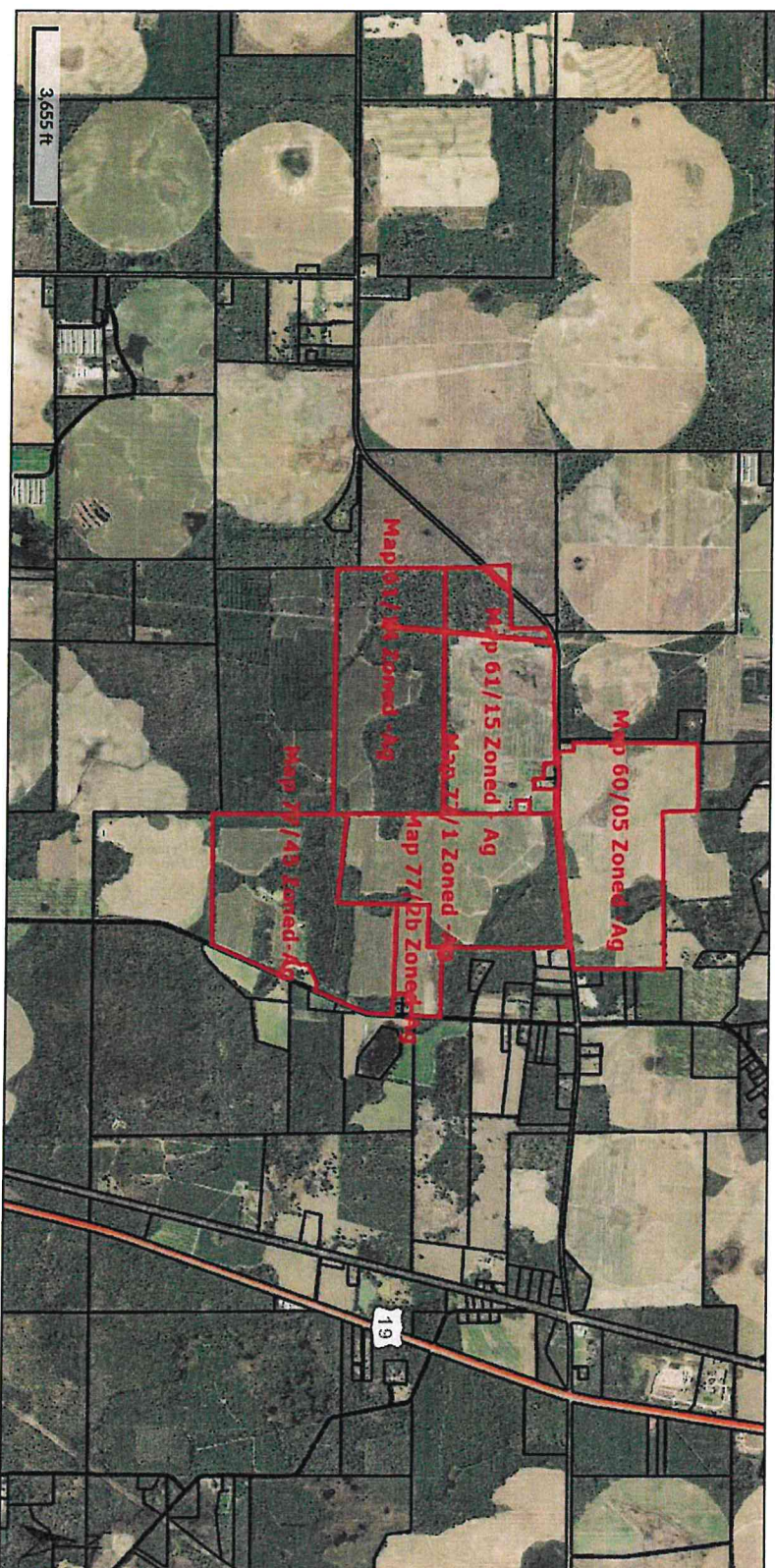
Date



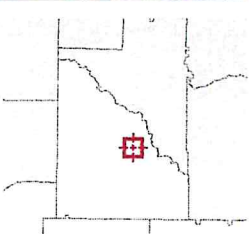
**Public.net**<sup>TM</sup>

Mitchell County, GA

## PAPERSHELL SOLAR 1, LLC - PETER LAWN



### Overview



### Legend

- ☐ Parcels
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Limits

Date created: 8/10/2021

Last Data Uploaded: 8/10/2021 3:09:31 PM

Developed by  
**Schneider**  
GEO SPATIAL

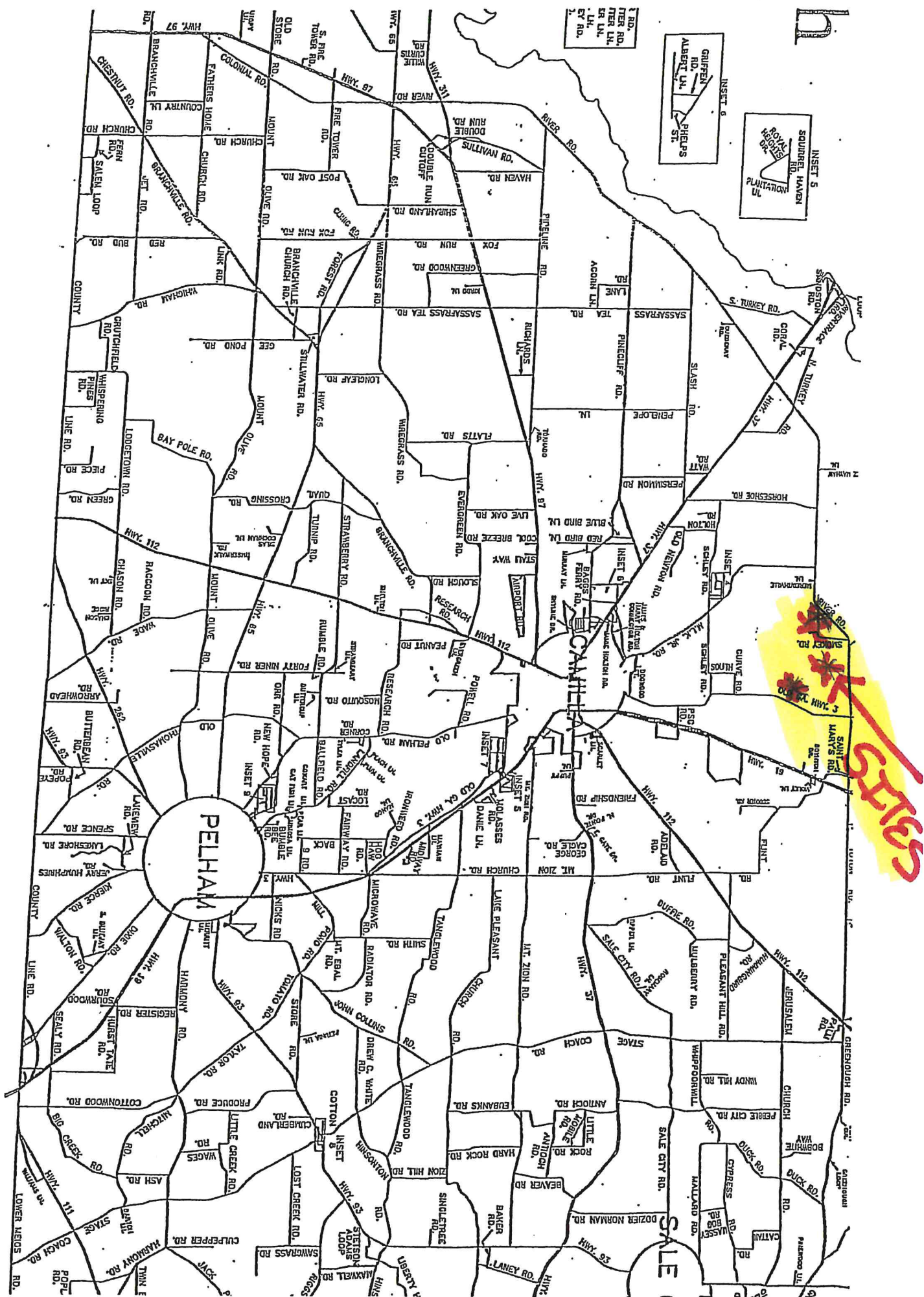
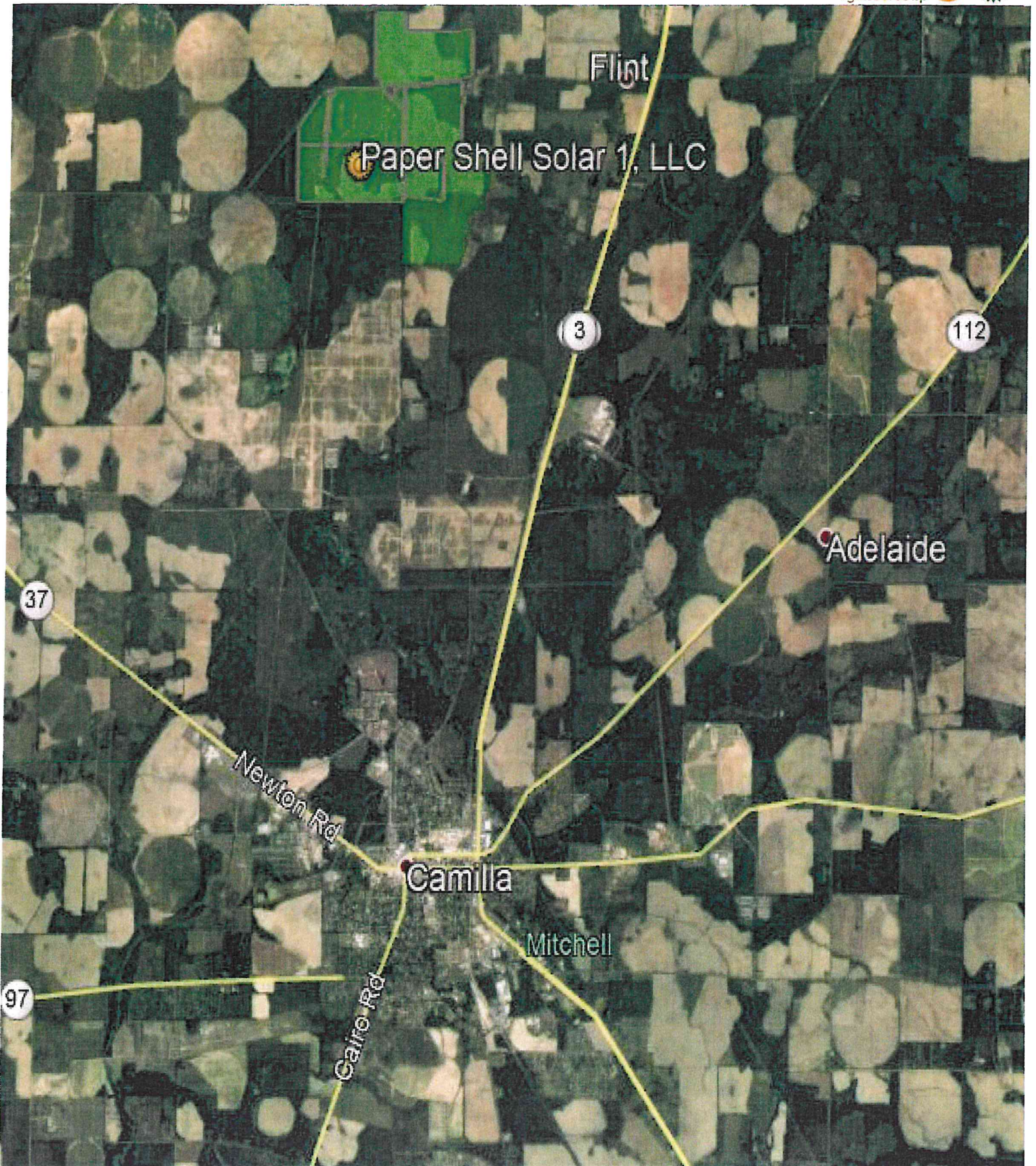


Exhibit A: Paper Shell Solar 1, LLC - Site Location (31.30°,-84.21)



Mitchell County, GA



**Proposed Paper Shell Solar 1 Project**  
**Mitchell County Permit Application Package**

July 8, 2021

For Submittal to:

**Mitchell County**  
**Planning and Zoning Department**  
18 North Court Street  
Camilla, GA 31730

Submitted by:

lightsourcebp

**Lightsource bp**  
**Paper Shell Solar 1, LLC**  
400 Montgomery Street  
San Francisco, CA 94104

**LIST OF EXHIBITS**

A.....Site Location

B.....Preliminary Site Plan

C.....Proof of Interconnection Application

## **Executive Summary**

The Project is a utility-scale solar-powered electric generation facility and energy storage system that will have a nameplate capacity of 135 megawatts (MW) alternating current (AC). The Project will be constructed and operated by Paper Shell Solar 1, LLC, a wholly owned subsidiary of Lightsource Renewable Energy US, LLC, a Delaware limited liability company (Lightsource US), and will operate for a period of 35 years. Lightsource US's model is to build, own and operate solar projects, including managing the design and construction of the projects, operating the projects throughout their useful lives, and making a substantial financial investment in the projects. The purpose of the Project is to provide cost effective, clean, and renewable energy to the Georgia Power Company transmission grid. The Project will add generation diversity to the electrical grid creating a more robust grid. Electricity from the Project will use virtually no fuels or water and emit zero air emissions. Paper Shell Solar's approach is to work with the local community and neighbors to ensure that it develops and constructs the Project as a good neighbor and long-term member of the local community.

## **Project Description**

Paper Shell Solar 1 is proposing to permit the entirety of the project area. Based on the current Project design, the Facility, which is composed of all components and infrastructure necessary for solar energy generation, will occupy approximately 2,000 acres of the project area, although this is only an estimate at this time. The Project will have a generating capacity of 135 MWac and will consist of photovoltaic (PV) solar panels (modules) mounted on a racking system, battery storage, inverters, collector lines, a substation, and internal access roads, all of which is encompassed by security fencing. Driveways located outside of the security fencing will allow access to the public roadways. The modules are mounted on a rack that rotates throughout the day to maximize solar energy capture and electric generation of the array. Electricity generated by groups of modules are collected and sent to inverters located throughout the array to convert the electricity from DC to AC. Collector lines, a series of medium voltage (MV; 34.5 kilovolt [kV]) underground lines will transfer the electricity from the inverters to a Project substation. Electricity will be delivered from the Project substation to the point of

interconnection (POI) through a generation tie-line (gen-tie). Several routes for the gen-tie are under consideration. The land for the Project is currently leased from local landowners and will be returned at the end of Project operations with all equipment removed (see Decommissioning Plan section below).

Paper Shell Solar 1 will utilize only Tier 1 equipment suppliers and requires solar panels to pass Toxicity Characteristic Leaching Procedure (TCLP) testing regulated by the U.S. Environmental Protection Agency (USEPA) to ensure they are not hazardous to people or the environment. To pass the TCLP test, a solar panel, when broken into pieces, must not leach harmful amounts of any hazardous materials at levels defined by the USEPA to ensure it is safe for people and the environment. Paper Shell Solar 1 requires the panels to have passed the TCLP testing as part of equipment supplier contract obligations. Solar panels that pass the TCLP and can be used for the Project are therefore non-hazardous under federal law and could be disposed of in regular landfills just like household garbage. However, Paper Shell Solar 1 is committed to recycling all solar panels from the Project, which includes any panels damaged during construction, operations, and all panels at the end of life/decommissioning. Lightsource US is a board member of the Solar Energy Industries Association (SEIA), an organization whose members are dedicated to responsible end-of-life management and are proactively developing recycling processes for the solar industry as a whole. SEIA has created a national solar panel recycling member-based program that aggregates the services offered by recycling vendors here in the U.S. Already SEIA's recycling partners have processed more than 4 million pounds of PV modules and related equipment since the program launched.

Normal construction hours will be Monday-Friday, from 7:00am to 5:00pm, although hours may shift slightly during certain parts of the year or during certain phases of construction to accommodate project needs and safety considerations. There is expected to be a peak of approximately 250 workers during construction. Parking for all workers will be accommodated on the project site at the temporary facilities area, or around the site as necessary in proximity to work fronts. All entrances, exits and parking areas will be fortified with gravel to ensure

surface stability and water and mud control. No workers or project-related vehicles will be permitted to park on public roads.

### **Project Schedule**

Paper Shell Solar 1 has been developing the Project since May 2020. Development began with interconnection studies and applications into Georgia Power Company and conversations with the landowners. Since 2020, environmental and cultural studies have been conducted with additional engineering, hydrologic, and geotechnical studies to be completed. Community outreach will continue and be conducted throughout to further development of the project. Estimated project construction is expected to begin as early as the fourth quarter of 2022, with commercial operations estimated in the second quarter of 2024. Project timing is subject to shift as further development enhances.

The approach to project construction is presented below.

### **Environmental Clearance**

Initial site mobilization activities will follow any environmental clearances in which site activities are reviewed and approved for compliance with resource protection plans and approved construction-compliance documents. During the environmental clearance phase, the boundaries of the construction area will be delineated and marked. As necessary, fencing will be installed around the perimeter of the construction area to prevent animals from moving onto the site from adjacent areas.

### **Site Access and Laydown**

Construction laydown areas will be located within the Project site, in proximity to the site entrance (See Exhibit B, preliminary site plan). The construction entrance and exit gates will be established. Parking and staging areas will be staked for temporary and permanent building erection at a later stage. Temporary equipment storage and laydown areas will be compacted and marked with temporary stakes and signage.

### **Site Preparation**

Use of conventional grading will be minimized and used only where necessary. Where feasible, mowing would trim above ground vegetation without major impacts to topology or below ground vegetation. Alternatively, a disk and roll approach that uses conventional farming techniques and equipment could prepare the site for construction. The solar array field would be prepared using rubber-tired tractors with disking equipment and drum rollers with limited use of scrapers to perform micro-grading. In areas where the terrain is not suitable for mowing or disk and roll, grading would be used to prepare the site surface.

### **O&M Area Construction**

If an O&M area is required, concrete foundations will be poured to support any permanent O&M building constructed as part of the Project and an area adjacent to the building may be paved for parking. The building would be a modular steel building. An approximately 4-inch aggregate base will be installed on all unpaved areas within the O&M area. Above ground water tanks will be erected and connected to a service pump. The active and reserve septic field will be established and connected to the O&M building's waste system. Temporary construction power will be connected to the O&M building. The potable water treatment equipment will be installed in the O&M building and the water pump and line will be connected to the potable water well.

### **Drainage Control**

The majority of the Project site will be drained by sheet flow to existing onsite and offsite drainages.

### **Onsite Substation Construction**

The onsite substation will be constructed based on applicable electrical safety codes. The substation will be separately fenced to provide increased security around the medium and high voltage electrical equipment. The onsite substation area may also include a drainage collection area, a microwave tower, a control house, and one or more transformers.

The substation area will be excavated to a depth of approximately 10 feet. A copper grounding grid will be installed and the foundations for transformers and metal structures will be prepared. The area will be backfilled, compacted and leveled followed by the application of 6 inches of aggregate rock base. Equipment installation of the transformers, breakers, buswork and metal dead-end structures will follow. A pre-fabricated control house will be installed to house the electronic components required of the substation equipment.

### **Transmission Line Construction**

The 34.5kV collection system will be comprised of underground and/or aboveground cabling. The Project will utilize overhead 230kV poles for interconnection of the high voltage electrical system. Stringing areas will be established, and the location of each pole will be surveyed and staked. Foundations for each pole will be constructed. The 230kV poles will have a foundation excavated to 12 to 45 feet in depth and 7 to 12 feet in diameter depending on the local soil conditions and the purpose of the poles (end and angle structures require deeper foundations). These foundations will be either drilled shaft directly embedded pole sections backfilled with aggregate or concrete, or reinforced concrete pier-type foundations. After pole erection, conductor stringing and grounding will be performed. Two types of overhead transmission line poles will likely be erected – steel, wood or concrete monopole or “H-frame” poles for interconnection of the high voltage electrical system and wooden monopole 34.5kV poles for collection of the medium voltage electrical system.

### **PV & Storage Equipment Installation**

Within each area designated for PV and battery storage equipment, the construction sequence will follow a generally consecutive order. The construction of the solar field will proceed in arrays. Each array will contain solar panels, and step-up transformer(s). Within each array, materials for each row of PV modules will be staged next to that row.

Trenches will be excavated to a depth of approximately 3 to 5 feet and width of 2 to 3 feet. Organic material will be mulched and redistributed on-site except under equipment foundations or as trench backfill material. Underground cable will be installed and “stubbed up” to provide cable access during the electrical terminations step. The trenches will be backfilled

with native soils and compacted. Excess soil will be redistributed on site and used to provide level ground for equipment foundations for inverters and transformers.

The mounting system for the PV modules will require that steel posts be driven into the ground using a vibratory hammer. Steel table frames will then be bolted to the driven posts and the modules mechanically fastened to the tables. Concrete footings and foundations will be required for the inverters, transformers and substation equipment.

The inverter/transformer concrete equipment pad will be pre-cast off-site or poured in place to provide a suitable mounting surface for the equipment. A pre-fabricated enclosure containing the inverters and communication equipment is installed on the equipment pad. A 3-phase, medium voltage transformer will also be installed on the equipment pad.

Once all equipment is physically and electrically inspected, PV modules are terminated to the inverters and the transformers are terminated to the underground cabling.

Upon completion of construction the facility will enter commercial operation. The solar facility will be secured with a 6-foot chain link fence topped with one-foot of three-strand barbed wire.

### **On-Going Maintenance**

Throughout the life of the project, Paper Shell Solar 1 and its contractor's will maintain the solar facility to ensure all aspects of the site are aesthetically pleasing, safe, and highly productive. The soils and vegetation will be cared for and managed to ensure long term health and stability. Any buffer vegetation and landscaping will be consistently maintained to ensure adequate visual screening and aesthetic quality for the entire project life. Access to and within the site footprint will always be maintained to ensure safe and easy access for employees and County officials.

In addition to normal vegetation management activities like mowing, trimming and spraying, the groundskeeping crew will keep the site in an exemplary state of cleanliness, policing windblown trash along the fence line, making sure signage is intact and visible, that roads are in serviceable condition, that the fence line is intact and that gates are secured and in good operating condition. Additional duties will be added as may be required to meet requirements.

### **Decommissioning**

Solar panels are expected to have a useful commercial lifespan of approximately 35 years. The solar energy farm must be decommissioned at the end of the Project life. Paper Shell Solar 1 will be responsible for removal of all above ground equipment and underground equipment to a depth of 3 feet as required by the lease within the project area. The Project will restore and reclaim the site to pre-construction topography and topsoil quality to the extent practical.

Decommissioning includes removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access road, security fence, and drainage structures and sedimentation basins are included in the scope. Standard decommissioning practices would be utilized, including dismantling and repurposing, recycling/salvaging, or disposing of the solar energy and storage improvements.

After all equipment is removed, any holes or voids created by poles, concrete pads and other equipment will be filled in with native soil to the surrounding grade and the site will be restored to pre-construction conditions, to the extent practicable. Access roads and other areas compacted by equipment will be de-compacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. This may include temporary seeding as farmland or re-development of the land for other beneficial uses, based on consultation with the landowner. Some access roads may be left in place as required by the lease agreement.

### **Applicant Representative:**

Peter Lawn  
Manager, Project Development  
Paper Shell Solar 1  
400 Montgomery Street, Floor 8, San Francisco, CA 94104  
Phone: (415) 909-9392  
Email: peter.lawn@lightsourcebp.com

## Southern Companies' Transmission System Active Generator Interconnection Requests

Request	Queue Date	Service	Gen Facility Location	Proposed PGI	Incremental Net MW	Total Net MW	Gen Type/Size	In-Service Requested	Inter Process Request Phase	Comments
IC-917	11/13/2020	ERIS & NRRS	Houston County, AL	Webb Substation 230 KV Bus	80	80	87.12 MVA Inverters (Solar PV) plus 87.4 MVA Inverters (Batteries)	4/1/2024	System Impact Study	
IC-916	11/13/2020	ERIS & NRRS	Houston County, AL	Webb Substation 230 KV Bus	80	80	87.12 MVA Inverters (Solar PV) plus 87.4 MVA Inverters (Batteries)	4/1/2024	System Impact Study	
IC-915	11/13/2020	ERIS & NRRS	Autauga County, AL	County Line Rd - Gaston 230 KV Line	80	80	87.12 MVA Inverters (Solar PV) plus 87.4 MVA Inverters (Batteries)	6/30/2023	System Impact Study	
IC-914	11/13/2020	ERIS & NRRS	Autauga County, AL	County Line Rd - Gaston 230 KV Line	80	80	87.12 MVA Inverters (Solar PV) plus 87.4 MVA Inverters (Batteries)	6/30/2023	System Impact Study	
IC-911	10/29/2020	NRRS	Miller County, GA	Fairley - South Bainbridge 230 KV Line	220	220	255,552 MVA Inverters (Solar PV) plus 136.8 MVA Inverters (Solar PV) plus 30.4 MVA Inverters (Batteries)	7/1/2024	Facilities Study	
IC-910	10/14/2020	NRRS	Warren County, GA	Ray Place Road - Warrenton Primary 115 KV Line	120	120		8/31/2023	Facilities Study	
IC-909	10/9/2020	ERIS	Turner County, GA	North Tifton - Pitts 230 KV Line	0	220	247,806 MVA Inverters (Solar PV) plus 22,064 MVA Inverters (Batteries)	6/1/2023	Facilities Study	Study IC-908/909 in lieu of IC-640
IC-908	10/9/2020	ERIS	Turner County, GA	North Tifton - Pitts 230 KV Line	220	220	247.81 MVA Inverters (Solar PV)	6/1/2023	Facilities Study	IC-909 is an incremental addition to IC-908
IC-906	10/7/2020	ERIS	Cherokee County, GA	McGraw Ford Substation 230 KV Bus	265	265	311.6 MVA Inverters (Batteries Only)	7/16/2024	System Impact Study	Study IC-908/909 in lieu of IC-640
IC-905	10/7/2020	ERIS	Pulnam County, GA	Branch Substation 230 KV Bus	150	150	182.4 MVA Inverters (Batteries Only)	7/24/2024	System Impact Study	Affiliate Request.
IC-903	8/27/2020	ERIS	Liberty County, GA	Fort Stewart CU 115 KV Bus	13	43	34.89 MVA Inverters (Solar PV) plus 16.2 MVA Inverters (Batteries)	10/1/2023	Facilities Study	Affiliate request.
IC-902	8/26/2020	NRRS	Emanuel County, GA	Vidalia - Wadley Primary (Black) 230 KV Line	76	76	85.53 MVA Inverters (Solar PV & DC Batteries)	9/30/2023	Facilities Study	Scoping meeting scheduled for 09/21/2020.
IC-901	8/26/2020	NRRS	Glynn County, GA	Thalman TS 230 KV Bus	200	200	240.03 MVA Inverters (Solar PV) plus 266.49 MVA Inverters (Batteries)	7/1/2023	Facilities Study	
IC-899	8/21/2020	NRRS	Stone County, MS	Hurricane Creek - Plant Watson 230 KV Line	78	78	80 MVA Inverters (Solar PV)	10/1/2023	Facilities Study	
IC-898	8/21/2020	NRRS	Stone County, MS	Gulfport Landon - Wiggins IP 115 KV Line	78	78	80 MVA Inverters (Solar PV)	10/1/2023	Facilities Study	
IC-897	8/14/2020	NRRS	Coffee County, AL	South Enterprise Substation 115 KV Bus	80	80	90.09 MVA Inverters (Solar PV) plus 94.05 MVA Inverters (Batteries)	10/2/2023	Facilities Study	IC-897 will be studied in lieu of IC-672.
IC-896	7/29/2020	NRRS	Hale County, AL	Greene County - North Selma 230 KV Line	100	300	115.2 MVA Inverters (Solar PV & DC Batteries)	9/4/2024	Facilities Study	IC-896 is incremental to IC-795/884.
IC-895	7/29/2020	NRRS	Hale County, AL	Greene County - North Selma 230 KV Line	200	200	230.4 MVA Inverters (Solar PV & DC Batteries)	9/4/2024	Facilities Study	
IC-894	7/24/2020	NRRS	Wheeler County, GA	Eastman Primary - Vidalia 115 KV Line	80	80	94.75 MVA Inverters (Solar PV)	1/31/2023	Facilities Study	
IC-892	7/24/2020	NRRS	Jefferson County, GA	Vidalia - Wadley Primary (White) 230 KV Line	100	270	312.4 MVA Inverters (Solar PV & DC Batteries)	4/1/2023	Facilities Study	IC-892 is incremental to IC-469.
IC-890	7/22/2020	ERIS	Coweta County, GA	Plant Yates Switchyard 230 KV Bus	700	700	831.1 MVA Combined Cycle (1x1) (Natural Gas)	9/1/2025	Facilities Study	Affiliate request.
IC-889	7/22/2020	ERIS	Dodge County, GA	Bonaire Primary - Eastman Primary 115 KV Line	30	150.2	136.8 MVA Inverters (Solar PV) plus 33.29 MVA Inverters (Batteries)	7/25/2023	Facilities Study	Scoping meeting scheduled for 08/12/2020.
IC-888	7/15/2020	NRRS	Lowndes County, AL	Greenville - Prichard 115 KV Line	80	80	115.01 MVA Inverters (Solar PV)	8/7/2023	Facilities Study	IC-889 is an incremental request to IC-768.
IC-887	7/15/2020	NRRS	Talladega County, AL	Jackson Shoals - Sylacauga 115 KV Line	80	80	88.75 MVA Inverters (Solar PV & DC Batteries)	7/1/2023	Facilities Study	
IC-886	7/15/2020	NRRS	Houston County, AL	Holmes Creek - Prichard 230 KV Line	80	80	92.3 MVA Inverters (Solar PV & DC Batteries)	6/1/2023	Facilities Study	
IC-885	7/15/2020	NRRS	Dallas County, AL	North Selma - Selma #1 115 KV Line	80	80	88.75 MVA Inverters (Solar PV & DC Batteries)	6/1/2023	Facilities Study	
IC-884	7/14/2020	NRRS	Hale County, AL	Greene County - North Selma 230 KV Line	0	200	230.4 MVA Inverters (Solar PV & DC Batteries)	9/4/2023	Facilities Study	IC-884 is incremental to IC-795.
IC-883	7/13/2020	ERIS	Early County, GA	Blakeley Primary - Spring Creek 115 KV Line	72	72	76.95 MVA Inverters (Solar PV)	2/8/2023	Facilities Study	
IC-882	7/13/2020	ERIS	Macon County, GA	North Americus - Perry 115 KV Line	72	72	76.95 MVA Inverters (Solar PV)	2/8/2023	Facilities Study	
IC-880	6/11/2020	NRRS	Baldwin County, AL	Elsenor - Mobile Hwy (GULF) 230 KV Line	200	200	230.4 MVA Inverters (Solar PV & DC Batteries)	9/6/2023	Facilities Study	
IC-879	6/11/2020	NRRS	Baldwin County, AL	Beulah (GULF) - Silverhill 230 KV Line	200	200	230.4 MVA Inverters (Solar PV & DC Batteries)	9/6/2023	Facilities Study	
IC-878	6/9/2020	ERIS	Mitchell County, GA	Scoder Substation 230 KV Bus	135	135	148.05 MVA Inverters (Solar PV) plus 144.9 MVA Inverters (Batteries)	1/17/2023	Facilities Study	
IC-876	6/1/2020	ERIS	Worth County, GA	Mitchell - North Tifton 230 KV Line	150	150	173.71 MVA Inverters (Solar PV & DC Batteries)	7/15/2023	GIA Draft	
IC-875	5/28/2020	NRRS	Randolph County, AL	Gaston - Roopville (GTC) 230 KV Line	200	200	214.2 MVA Inverters (Solar PV)	4/1/2024	Facilities Study	
IC-874	5/28/2020	NRRS	Fayette County, AL	Hurricane Creek - Good Springs 151 KV Line	200	200	214.2 MVA Inverters (Solar PV)	4/1/2024	Facilities Study	
IC-873	5/28/2020	NRRS	Pearl River County, MS	Hurricane Creek Substation 230 KV Bus	200	200	214.2 MVA Inverters (Solar PV)	4/1/2024	Facilities Study	
IC-870	5/28/2020	NRRS	Lauderdale County, MS	Vimile Substation 230 KV Bus	200	200	214.2 MVA Inverters (Solar PV)	4/1/2024	Facilities Study	
IC-869	5/28/2020	NRRS	Polk County, GA	Bremen - Sawell Creek 230 KV Line	200	200	214.2 MVA Inverters (Solar PV)	4/1/2024	Facilities Study	
IC-868	5/28/2020	NRRS	Bartow County, GA	Carnesville - Pinson 230 KV Line	200	200	214.2 MVA Inverters (Solar PV)	4/1/2024	Facilities Study	
IC-866	5/12/2020	NRRS	DeKalb County, GA	East Bainbridge - Spring Creek (Black) 115 KV Line	0	76.5	85.05 MVA Inverters (Solar PV) plus 44 MVA Inverters (Batteries)	8/1/2023	GIA Draft	



## Exhibit C: Proof of Interconnection Application



### INTERCONNECTION REQUEST FOR A LARGE GENERATING FACILITY

1. The undersigned Interconnection Customer submits this request to interconnect its Large Generating Facility with Transmission Provider's Transmission System pursuant to a Tariff.
2. This Interconnection Request is for (check one):
  - ☒ A proposed new Large Generating Facility.
  - ☐ An increase in the generating capacity or a Material Modification of an existing Generating Facility.
3. The type of interconnection service requested (check one):
  - ☐ Energy Resource Interconnection Service
  - ☒ Network Resource Interconnection Service
4. ☒ Check here only if Interconnection Customer requesting Network Resource Interconnection Service also seeks to have its Generating Facility studied for Energy Resource Interconnection Service
5. Interconnection Customer provides the following information:
  - a. Address or location of the proposed new Large Generating Facility site including a USGS map of the proposed plant site (to the extent known) or, in the case of an existing Generating Facility, the name and specific location of the existing Generating Facility;  
31.316, -84.208; Approx. 10000 River Rd, Camilla, GA 31730
  - b. Maximum summer at 95 degrees F and winter at 50-70 degrees F gross and net megawatt electrical output of the proposed new Large Generating Facility or the amount of megawatt increase in the generating capacity of an existing Generating Facility;  
150MW injection
  - c. General description of the equipment configuration;  
project will consist of 53 PV and 51 ESS inverter each with its own transformer to step up the 34.5kV collection voltage and then connected to a project where it steps up to transmission voltage



8/26/2021 - Panthershell Solar I, LLC 8/26/2021 4:03 PM



1 of 1 Gr. Hwy 3 - Baker Incident Marshall Senter L, LLC

8/8/2021 9:59 AM



Sellersville  
Town  
Leck  
G  
South



Prop. Hwy 3 - Robin L. Moore / Mitchell Senior 1. LLC



For Alex 3-Sub in Linn / Pershett / Sator I, LLC





1831 River Road - Peter Lawton / Dingesshell Solar 1 LLC



River Road - Peter Lamm / Dorchester / Solar 1 LLC

Mitchell County Zoning Department  
18 North Court Street  
Camilla, Georgia 31730



Phone: 229-336-2060  
Fax: 229-336-2362  
E-Mail: [mczoning@mitchellcountyga.net](mailto:mczoning@mitchellcountyga.net)

**MEMORANDUM**

**DATE: August 19, 2021**

**TO: MITCHELL COUNTY BOARD OF COMMISSIONERS**

**FROM: PLANNING AND ZONING COMMISSION**

**APPLICATION: 21-69-890**

**PETITIONER: Papershell Solar 1, LLC – Mr. Peter Lawn**

**LOCATION: River Road and Ga Hwy 3, Baconton**

**REQUEST: Conditional Use in an Ag Zone for the Construction and Operation of a Solar Facility**

**PRESENT USE: Agricultural**

**CURRENT ZONING: Ag**

**PROPOSED ZONING: Ag**

**ANALYSIS:** Planning and Zoning Staff examined the subject property according to the applicable provisions of the Mitchell County's Zoning Ordinance, Article XI, Section 11.03(P), Article III, (D). The Planning Commission finds the Ag district allows for a solar facility with a conditional use, which shall be secondary or incidental to the primary use of the property.

**Regarding the Conditional Use Requirements, staff finds:**

**1. Does the proposed zoning classification promote the health, safety, moral or general welfare?**

The proposed conditional use for a Solar Facility of the subject property is acceptable within an Ag district and should promote the health, safety, moral or general welfare of the environment.

**2. The existing uses of the subject property and uses of the adjacent and near properties.**

The subject property, adjacent properties, and near properties are similar in Ag Zoned pursuits.

**3. The current zoning of the subject property and adjacent or near properties.**

The Planning and Zoning Commission does find that the current zoning of the subject property, adjacent properties, and near properties are currently zoned Ag.

**4. The extent to which property values are diminished by the present zoning restrictions.**

The Planning and Zoning Commission does not anticipate any problems with diminished property values with present zoning restrictions.

**5. The extent to which the restrictions diminishing property values, promotes the health, safety, morals or general welfare of the public.**

The Planning and Zoning Commission finds that the purposed conditional use request will not have any diminishing affects in property values, promotion of health, safety, morals or general welfare of the public and Planning and Zoning Commission expects the applicant to meet all the development standards.

**6. The relative gain to the public, compared to the extent of hardship imposed upon the individual property owner.**

The Planning and Zoning Commission finds that the relative gain to the public would be beneficial, compared to the extent of the hardship imposed upon the individual property owner without allowing the conditional use in an Ag Zone for a solar facility.

**7. The suitability of the subject property considered under the proposed zoning classification.**

The Planning and Zoning Commission finds that the subject property is suitable for the proposed zoning classification of Ag with a conditional use for a solar facility.

**8. The history of the use of the subject property considered in the context of land development in the vicinity of the property.**

The Planning and Zoning Commission finds that the subject property has a history of the current land use of Ag with the context of land development in the vicinity of the property being Ag as well.

**9. Conformity with the Mitchell County Comprehensive Plan.**

The Planning and Zoning Commission finds that the subject property meets conformity with the Mitchell County Comprehensive Plan.

**10. Provided, that the County Commission may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the County Commission shall find, in the case any permit granted, pursuant to the provision of these regulations that any term, conditions or restrictions upon which such permit was granted are not being complied with, said Commission shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.**

**RECOMMENDATION:**



## Agenda Item Coversheet

**21-70-330- Frank Dixon, LLC -Request for a Zoning Change from an Ag Zone to a C2 Zone to allow the applicant Frank Dixon, LLC to Construct Self Storage Buildings on the Property located at 6670 Hwy 37, Camilla, Georgia. The 13.72-acre parcel is located on Zoning Map 63, parcel 16a. The property owner is Mrs. Mary Jane Trotter.**

### ATTACHMENTS:

Description	Upload Date	Type
21-70-330- Frank Dixon, LLC	9/10/2021	Cover Memo

6

**ZONING APPLICATION**  
**MITCHELL COUNTY PLANNING & ZONING DEPARTMENT**

18 NORTH COURT STREET  
CAMILLA, GEORGIA 31730  
mczoning@mitchellcountyga.net

PHONE (229) 336-2060  
FAX (229) 336-2362

RUSSELL MOODY  
ZONING ADMINISTRATOR

(A PLAT OR SKETCH OF THE AREA IS REQUIRED FOR ALL APPLICATIONS)

DATE: 8/11/2021

APPLICATION NO: 2021-10-330

APPLICANTS NAME: Frank Dixon LLC CONTACT PHONE #: 229-328-6130

APPLICANTS MAILING ADDRESS: 5209 GA Hwy 112 Camilla GA 31730

PROPERTY LOCATION: ~ 6670 Hwy 37 Camilla (ATTACH LEGAL DESC.) MAP/PAR# 63/16a

PRESENT USE OF PROPERTY: Agriculture / Pine trees

ZONING CLASSIFICATION: PRESENT Ag PROPOSED C2 # OF ACRES FOR ZONING/REZONE 13.72

**ZONING CHANGE / CONDITIONAL USE / ZONING VARIANCE / LAND DIVISION VARIANCE**

☒ ZONING CHANGE ☐ CONDITIONAL USE ☐ ZONING VARIANCE  
☐ RURAL BUSINESS ☐ HOME OCCUPATION ☐ HARDSHIP ☐ LAND DIVISION VARIANCE

HAS THERE EVER BEEN A REQUEST TO REZONE PROPERTY? ☐ YES ☒ NO

IF SO, WHEN AND WHAT ACTION WAS TAKEN? \_\_\_\_\_

DOES THIS PROPERTY HAVE CITY WATER AND SEWER AVAILABLE? ☐ YES ☒ NO

LETTER OF INTEND FROM PROCESSING FACILITY? ☐ YES

WHY ARE YOU REQUESTING THE CHANGE/ VARIANCE? **PLEASE BE DETAILED AND SPECIFY IN RELATION TO EXACTLY WHAT IS BEING REQUESTED FOR THE CHANGE/VARIANCE.**

I would like to Rezone to Commercial & Build Self Storage Buildings on Property.

**HARDSHIP**

HEALTH DEPARTMENT APPROVAL \_\_\_\_\_ MEDICAL JUSTIFICATION \_\_\_\_\_ (ATTACH BOTH)

PERSON TO RESIDE IN MH-NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_

**\*\*\* DISCLOSURE \*\*\***

I HAVE or HAVE NOT made campaign contributions having an aggregate value of \$250.00 or more to a member of the Mitchell County Board of Commissioners, Mitchell County Planning Commission, or any local government official who will be considering the request, within 2 years of this application.

I HEREBY CERTIFY THAT I AM THE OWNER, OR LEGAL AGENT OF THE OWNER, IN FEE SIMPLE OF THE ABOVE-DESCRIBED PROPERTY.

APPLICANT: Frank Dixon LLC [Signature] WITNESS: [Signature]

DATE: 8/11/2021

DATE: 8/11/2021

**\*\*\*CAUTION THAT FAILURE TO APPEAR COULD RESULT IN A DENIAL DUE TO LACK OF SUFFICIENT INFORMATION NEEDED FOR THE BOARDS TO MAKE AN INFORMED DECISION\*\*\***

Mitchell County  
Planning & Zoning Department  
18 North Court Street  
Camilla, Georgia 31730

Phone (229) 336-2060  
Fax (229) 336-2362

Russell Moody  
Zoning Administrator

**APPLICANT MEETING NOTIFICATION**

Application must be filed in the office of the Zoning Administrator at 18 North Court St., Camilla, Georgia by August 16th, 2021 by 12:00pm in order to be heard by the Planning Commission the following month.

Caution that failure to appear could result in a denial due to lack of sufficient information needed for the Boards to make an informed decision.

**PLANNING COMMISSION**

**DATE/TIME: September 16<sup>th</sup>, 2021 @ 7:00pm**

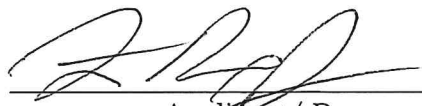
**BOARD OF COMMISSIONERS**

**DATE/TIME: October 12<sup>th</sup>, 2021 @ 5:00pm**

**ALL MEETINGS WILL BE HELD AT: Mitchell County Board of Commissioners Meeting Room**  
26 North Court St.  
Camilla, Georgia

Questions? Please call the Zoning Administrator at 336-2060.

Your signature below acknowledges receipt of the above referenced data.

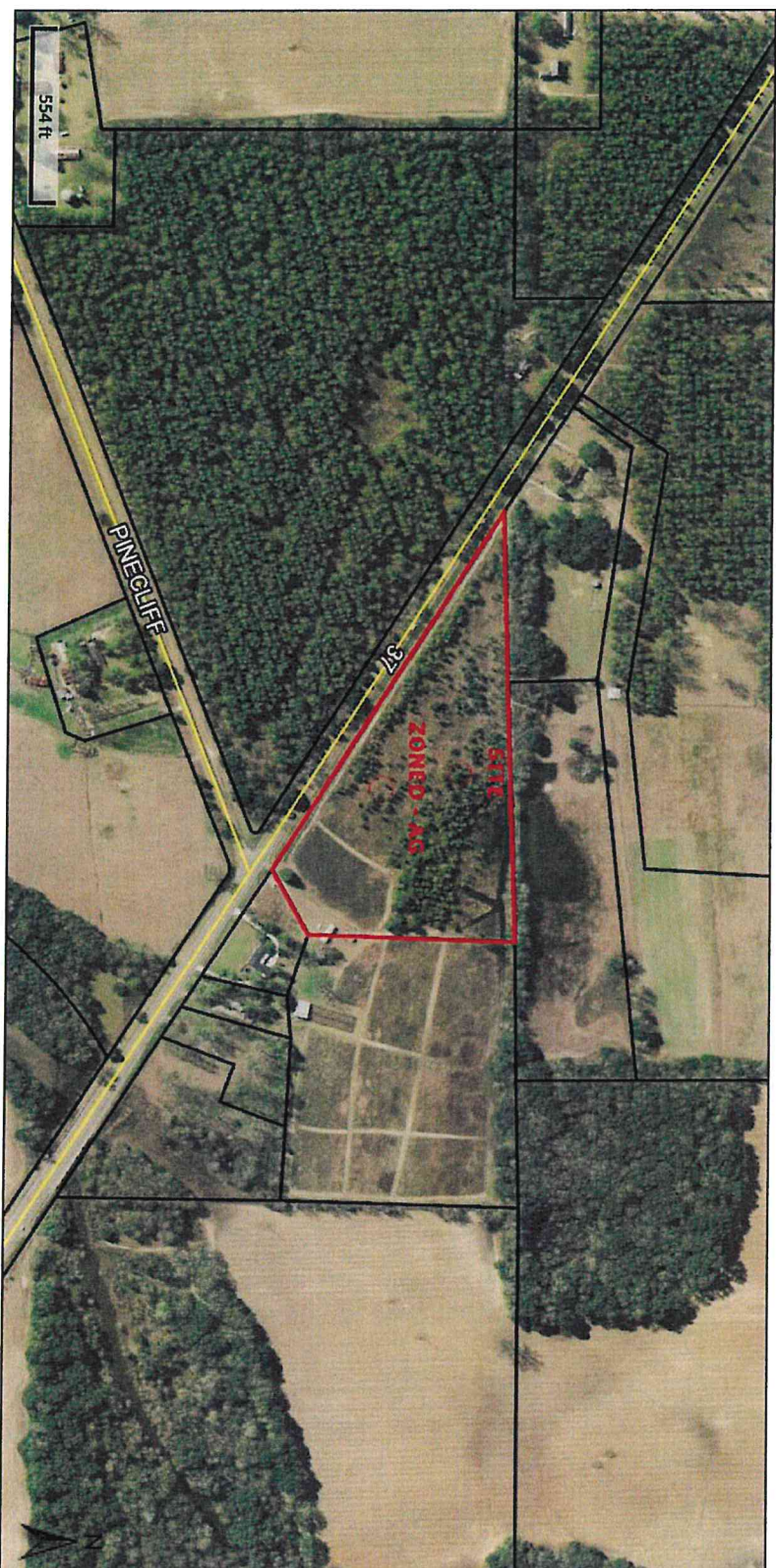
  
\_\_\_\_\_  
Applicant/ Representative  
8/11/2021  
\_\_\_\_\_  
Date



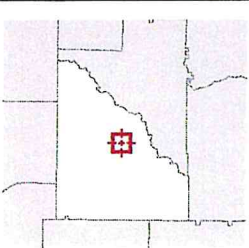
**Public.net**<sup>TM</sup>

Mitchell County, GA

FRANK DIXON, LLC



Overview



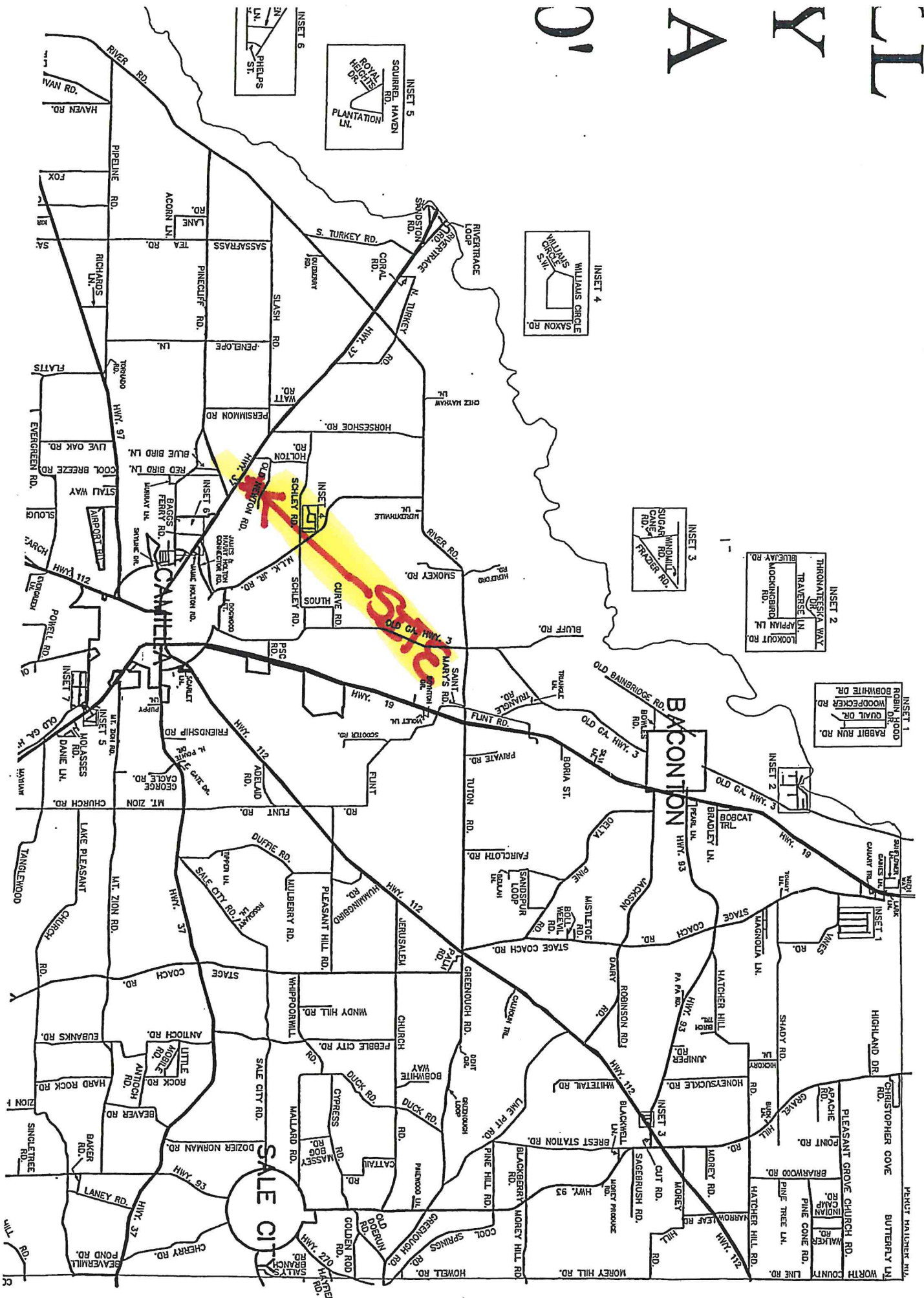
Legend

- Parcels
- Roads
- City Limits

Date created: 9/7/2021

Last Data Uploaded: 9/7/2021 3:13:17 PM

Developed by **Schneider**  
GEO SPATIAL













Frank Dixon, LLC

8/26/2021

8/26/2021 4:02 PM

Mitchell County Zoning Department  
18 North Court Street  
Camilla, Georgia 31730



Phone: 229-336-2060  
Fax: 229-336-2362  
E-Mail: [mczoning@mitchellcountyga.net](mailto:mczoning@mitchellcountyga.net)

**MEMORANDUM**

**DATE:** September 16, 2021

**TO:** MITCHELL COUNTY BOARD OF COMMISSIONERS

**FROM:** PLANNING AND ZONING COMMISSION

**APPLICATION:** 21-70-330

**PETITIONER:** Frank Dixon, LLC

**LOCATION:** 6670 Hwy 37, Camilla

**REQUEST:** Zoning Change from an Ag Zone to a C2 Zone for the Construction of Self Storage Buildings

**PRESENT USE:** Agricultural / Pine Trees

**CURRENT ZONING:** Ag

**PROPOSED ZONING:** C2

**ANALYSIS:** Planning and Zoning Staff examined the subject property according to the applicable provisions of the Mitchell County's Zoning Ordinance, Article XIII, Section 13.02. The Planning Commission finds the C2 district allows for a wide variety of service and sales type businesses that would accommodate the needs of the county.

**Regarding the C2 Business Requirements, staff finds:**

**1. Does the proposed zoning classification promote the health, safety, moral or general welfare?**

The proposed zoning change from Ag district to C2 district of the subject property for Self Storage Buildings is acceptable within a C2 district and should promote the health, safety, moral or general welfare of the environment.

**2. The existing uses of the subject property and uses of the adjacent and near properties.**

The subject property, adjacent properties, and near properties are Zoned Agricultural and Residential.

**3. The current zoning of the subject property and adjacent or near properties.**

The Planning and Zoning Commission does find that the current zoning of the subject property, adjacent properties, and near properties are currently zoned R2, R1, and Agricultural.

**4. The extent to which property values are diminished by the present zoning restrictions.**

The Planning and Zoning Commission does not anticipate any problems with diminished property values with present zoning restrictions.

**5. The extent to which the restrictions diminishing property values, promotes the health, safety, morals or general welfare of the public.**

The Planning and Zoning Commission finds that the purposed zoning change request will not have any diminishing affects in property values, promotion of health, safety, morals or general welfare of the public and Planning and Zoning Commission expects the applicant to meet all the development standards.

**6. The relative gain to the public, compared to the extent of hardship imposed upon the individual property owner.**

The Planning and Zoning Commission finds that the relative gain to the public would be beneficial, compared to the extent of the hardship imposed upon the individual property owner without allowing the zoning change in an Ag Zone for a commercial business.

**7. The suitability of the subject property considered under the proposed zoning classification.**

The Planning and Zoning Commission finds that the subject property is suitable for the proposed zoning classification of C2 for a permitted use for a commercial business.

**8. The history of the use of the subject property considered in the context of land development in the vicinity of the property.**

The Planning and Zoning Commission finds that the subject property has a history of the current land use of Ag with the context of land development in the vicinity of the property being Ag, R1, and R2I.

**9. Conformity with the Mitchell County Comprehensive Plan.**

The Planning and Zoning Commission finds that the subject property meets conformity with the Mitchell County Comprehensive Plan.

**10. Provided, that the County Commission may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the County Commission shall find, in the case any permit granted, pursuant to the provision of these regulations that any term, conditions or restrictions upon which such permit was granted are not being complied with, said Commission shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.**

**RECOMMENDATION:**