

CITY OF TIFTON

ORDINANCE NO. 2021 - 13

[ZONING MAP AMENDMENT]

96.317 Acres; Tift County Parcel No. T057 60 and T057 060A; Carrington Drexler Road

AN ORDINANCE OF THE CITY OF TIFTON, GEORGIA, TO AMEND THE ZONING ORDINANCE OF THE CITY OF TIFTON, GEORGIA, SO AS TO RE-CLASSIFY THE ZONING OF A CERTAIN IDENTIFIED PARCEL OF LAND WITH CONDITIONS

WHEREAS, the City of Tifton Planning and Zoning Commission has recommended that the following described property be re-classified from County R-1 to City Suburban Agricultural Conditional [SA(C)] upon certain conditions being imposed; and

WHEREAS, the Mayor and City Council may impose conditions to the rezoning and reclassification of property which are in addition to or different from the regulations set forth in the City of Tifton's Land Development Code and which are related to the promotion of the public health, safety, morals or general welfare and designed to minimize the negative impact on surrounding lands including, but not limited to, restrictions on land use, height, setbacks requirements, physical improvements to the property, and infrastructure serving the property; and

WHEREAS, the City Council may apply certain conditions to a rezoning request in order to allow the proposed use while preserving the purpose and intent of the City of Tifton's Land Development Code; and

WHEREAS, all conditions and requirements for establishment of the zoning classification of the following described property and amendment of the Zoning Ordinance of the City of Tifton relative thereto have been satisfied; and

WHEREAS, following the application of the standards for the exercise of zoning decisions by the Council as required by the provisions of Section 10.04.04(4) of the City of Tifton Land Development Code to such proposed zoning classification and amendment to the City of Tifton Land Development Code, upon consideration of the recommendations of the City of Tifton Planning and Zoning Commission, consideration by City Council relative to the rezoning and reclassification of the property and public comments, it is the opinion and judgment of the City Council of the City of Tifton that it is in the best interest of the health, safety and general welfare of the inhabitants of the City of Tifton that the zoning classification of the following described property be made as hereinafter provided – subject to the conditions set forth – and that the Zoning Map of the City of Tifton be amended as hereinafter provided.

BE IT ORDAINED by the City Council of the City of Tifton, Georgia, that:

I.
AMENDMENT

The City of Tifton Land Development Code, adopted July 2, 2012, and the Official Zoning Map of the City of Tifton is hereby amended so as to classify the following described property as Suburban Agricultural (SA) upon the conditions hereinafter set forth, and to include such property, as applicable, in such Zoning District upon such Zoning Map.

DESCRIPTION OF PROPERTY

[See Exhibit A attached hereto and incorporated herein by reference]

BE IT FURTHER ORDAINED, that the rezoning and reclassification of the above described tract of land from County R-1 to City Suburban Agricultural Conditional [SA(C)] shall be conditioned upon application of the following conditions:

1. In the event any portion of the tract of land is used for residential purposes the following requirements shall apply:
 - a) No manufactured homes shall be permitted on the property
 - b) Minimum lot size 20,000 sq. ft.
 - c) Minimum lot width 100 ft.
 - d) Minimum lot depth 200
 - e) Minimum road frontage 100 ft.
 - f) Minimum gross floor area per dwelling 2,000 sq. ft.
 - g) Maximum building height 40 ft.
 - h) Minimum set back requirements
 - Front 30 ft.
 - Side 10 ft.
 - Rear 30 ft.

2. The solar farm array which will be situate upon the tract of land shall adhere and comply with the following requirements:
 - a) The location and size of the solar farm array shall be as depicted on Exhibit B, incorporated in this Ordinance by reference thereto, and shall not exceed the area as depicted on Exhibit B;

 - (b) A ten foot buffer area shall be maintained on the outer perimeter of the fencing and shall be landscaped. Landscaping shall include a shrub or hedge row which will attain a minimum height of six feet. At the time of installation, the plants shall be set a minimum distance of 8 feet apart, utilizing one gallon containers and shall be installed on the outer perimeter of the fencing within the buffer area. A landscaping plan shall be presented and approved by the Department of Community Development at the time of permitting.

 - c) Any clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the ground mounted solar

photovoltaic installation and consistent with best practices for the preservation of natural areas or good husbandry of the land or forest.

- d) The solar farm shall be fenced in using a chainlink fence with a height of at least six feet. Brightly colored signs no smaller than one foot by two feet shall be posted on the fence every 100 feet warning of danger and high voltage. A sign containing the name(s) of the facility owners and operator(s), their addresses and telephone numbers shall be posted on the fence at the entry of the solar farm.

- e) Decommissioning: Unless otherwise approved by the City of Tifton, decommissioning shall begin no later than 12 months after the solar panels cease to generate electricity or thermal energy. A decommissioning plan will be required at the time of permitting.

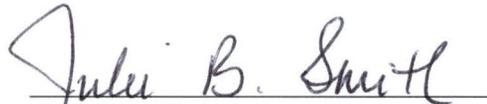
II.
REPEALER

To the extent that any other ordinance, portion of an ordinance, or resolution of the City of Tifton now in effect is inconsistent with the provisions hereof, the same is repealed.

III.
EFFECTIVE DATE

The effective date of this Ordinance shall be the date of adoption hereof.

Read and adopted at a meeting of the City Council of the City of Tifton held on the 4th day of October, 2021.



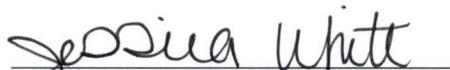
Julie B. Smith.
Mayor, City of Tifton

APPROVED As to Form:

Attest:



Robert C. Wilmot
City Attorney



Jessica White
City Clerk

Exhibit A

The following lots, tract or parcels of land, comprising approximately 98.75 acres, more or less, located in Land Lot 217 in the 6th Land District in Tift County, Georgia:

49.2 acres, more or less, more fully described in Deed from North American Life Insurance Company of Chicago to L. D. Carrington, Jr., dated October 1, 1936, recorded in Deed Book 25 on page 152 in the office of the Clerk of the Superior Court of Tift County, Georgia.

AND ALSO,

9.3 acres, more or less, more fully described in Deed from E. H. Barnwell and Bessie M. Barnwell to L. D. Carrington, Jr., dated October 18, 1947, recorded in Deed Book 38 on page 480 in the office of the Clerk of the Superior Court of Tift County, Georgia.

AND ALSO,

1/20 acre, more or less, more fully described in Deed from Martha L. Hardison, et al. to L. D. Carrington, dated October 9, 1950, recorded in Deed Book 44 on page 472 in the office of the Clerk of the Superior Court of Tift County, Georgia.

AND ALSO,

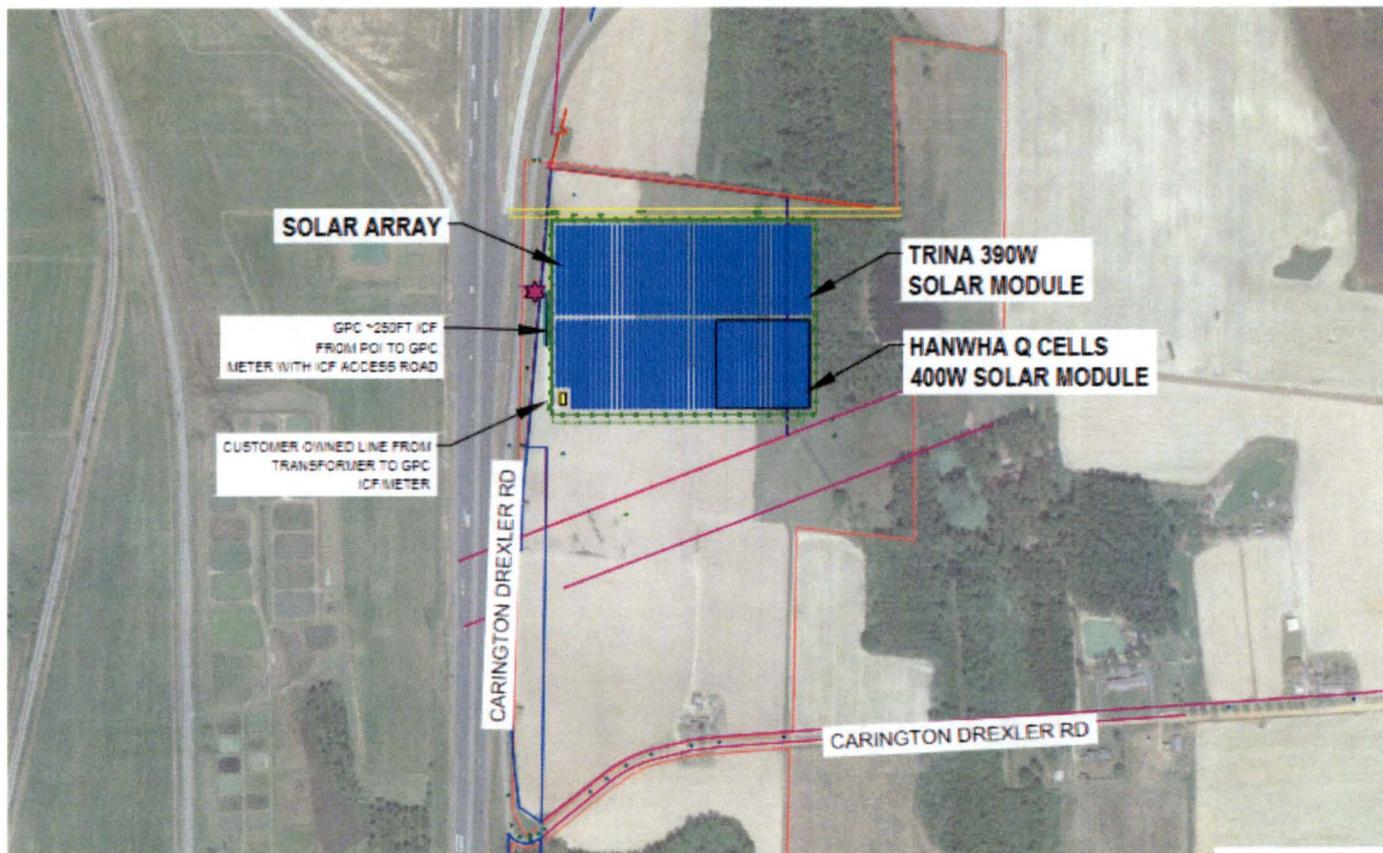
40 acres, more or less, more fully described in Deed from J. D. McGill to L. D. Carrington dated October 31, 1958, recorded in Deed Book 63 on page 203 in the office of the Superior Court of Tift County, Georgia.

AND ALSO,

1/5th acre, more or less, more fully described in Deed from Marvin L. McGill, Sr., dated July 27, 1963, recorded in Deed Book 81 on page 200 in the office of the Clerk of the Superior Court of Tift County, Georgia.

LESS AND EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PROPERTY, THE FOLLOWING: That certain tract of land lying and being in Land Lot 217 of the 6th Land District in Tift County, Georgia, containing approximately 2.433 acres, more or less, and being described in that certain Georgia Department of Transportation Right of Way Deed from Norma Ann Carrington Boyd to the Department of Transportation recorded in Deed Book 1735, Page 42, Tift County, Georgia records.

TIFT CO BOYD



LEGEND:	
	PARCEL OUTLINE
	PROPOSED POI
	FACILITY LAYOUT
	PV FENCE
	CUSTOMER-OWNED TRANSFORMER



PHOTOVOLTAIC SYSTEM LAYOUT



SYSTEM EQUIPMENT	
Racking:	HSAT
Module Type & Qty:	Trina Solar TSM-390DE15H(III) (390W) (3,34E) & Hanwha Q Cells Q PEAK DUO L-G5.2 400W (144 Cell) (1,924)
Inverter Type:	SOLECTRIA XGI 1500-150/166 (YASKAWA) (600V) (2D)
# of Strings:	(39E)
Modules/String:	(2E)

SYSTEM INFORMATION	
DC System Size:	4,024.84 KW
AC Nameplate:	3,000.00 KW
Latitude:	31.4999933470531°
Longitude:	-83.5134130314030°
Tilt:	+/-52°
Azimuth:	180°
GCR:	35.62%, 35.52%
Shade Path:	10am-5pm

TIFT CO BOYD

CONTRACT NAME:	21SPH016L010
CONTRACT NUMBER:	04-0000123 1100
DATE:	6/7/21