

**MINUTES OF THE CLAYTON COUNTY  
ZONING BOARD OF ADJUSTMENT  
December 21 , 2021**

**Members Present:** Ron Sass, Jim Smith, Gale Severson

**Persons Present on Conference Call:** Sandi Coobs

**Others Present:** Cynthia, Roger, and Lewis Zearley; Jay Walters, Les Simons and Patti Ruff

**Call to order .** Meeting was called to order at 6:31 p.m.

**Approval of the Minutes** stand approved from the November 2021 meeting.

**Appeal #202 1-04** Special Exception Use for construction of a 80 foot tower and wind turbine located at 37511 Colesburg Road; on Lot One (1) of the Southeast Quarter (SE ¼ ) of the Northeast Quarter (NE ¼ ), Section Nineteen (19), Township Ninety-One (91) Range Three (3) West of the Fifth (5th) Principal Meridian in Clayton County.

Roger Zearley Currently has a 45ft wind turbine on a monopole. He would like to add an 80ft self-supporting wind turbine to go with the 45ft tower. The new tower would be about 15ft from his current electrical building.

The new tower would be within the 1000ft setback from a neighboring dwelling which is required under the WECS ordinance for Clayton County.

Sandi Coobs asked several questions on what is in the ordinance since this is the first wind turbine request to come before them. One of the questions she had was why does the ordinance only remove the footings to a 4 ft depth when the footings are 6ft in the ground? Also, are “other structures” meaning neighboring structures or their own?

Jay Walters whose home is only 650 ft away can hear the little wind turbine from his backyard now. He is concerned about the new tower being noisier and being. Mr. Zearley stated the current tower reaches 42 decibels with the new tower reaching 42.9 decibels, not much difference. Gale stated it is the Board’s responsibility to determine if Jay’s complaint about the noise would cause the denial of Mr. Zearley’s request.

Les Simons stated he was worried about crop dusters not knowing it is there and flying into it. The FAA does not require lighting on any tower under 200ft. This location is not close to any airports so would not interfere with approach or take-offs. Mr. Simons also stated he felt if the County has an ordinance, you need to go by it. Ron Sass stated we try and adhere to the setbacks, but do allow for variances all the time.

Roger Zearley spoke and is willing to move his new tower to the west about 150 ft farther on his property. Mr. Walters felt more comfortable with that distance.

Gale made the motion to approve the application with the tower location being on the SW corner of the farthest west building on the Roger Zearley property, now approximately 850 ft from the neighbor’s dwelling. Sandi second. Motion Carried.

Meeting adjourned at 7:28 pm