

# EXHIBIT A: CITY OF COLUMBUS CONDITIONAL USE PERMIT APPLICATION

CONFIDENTIAL

**City of Columbus - Bartholomew County Planning Department**  
**Conditional Use Application**

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

**To be Completed by the Planning Department**

Pre-submittal Meeting on (date): \_\_\_\_\_ by (initials): \_\_\_\_\_

Application Received on (date): \_\_\_\_\_ by (initials): \_\_\_\_\_

Jurisdiction:  Columbus  Bartholomew County  Joint District

Hearing Procedure:  Board of Zoning Appeals  Hearing Officer

Docket No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Property Owner Name (from GIS): \_\_\_\_\_

**To be Completed by the Applicants**

**STOP! All conditional use applicants must meet with a Planning Department staff member before completing this application.** Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

**Representative / Notification Information:**

*The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.*

Representative Person's Name: Liam Sawyer

Representative's Company Name: Kimley-Horn and Associates

Mailing Address: 500 East 96th St., Ste 300 Indianapolis IN 46240  
(number) (street) (city) (state) (zip)

Phone No.: 317-218-9565 E-mail Address: Liam.Sawyer@kimley-horn.com

**All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.**

**Project Information:**

*The home owner, business, institution, etc. that is making the request – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.*

Home Owner, Business, Institution, Etc. Name: Carina Solar, LLC

Business, Institution, Etc. Contact Person Name: Hanjoo Jun

Mailing Address: 707 Skokie Blvd Northbrook IL 60062  
(number) (street) (city) (state) (zip)

Phone No.: 201-783-5444 E-mail Address: hanjoo.jun@samsung.com with a copy to sy0917.park@samsung.com

**Property / Location Information:**

Property Address: \_\_\_\_\_  
(number) (street) (city)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc.):

See parcel data on Overall Zoning Site Plan attached

## Conditional Use Requested:

I am requesting a conditional use per Section Zoning Ordinance Section 3.5(B) of the Zoning Ordinance to allow the property to be used for the following (as defined by the zoning ordinance):

Power Generation Facility, listed as conditional primary use in Agriculture Preferred (AP) districts

Please describe the proposed use further:

Power Generation Facility - including solar arrays & inverters installation, operation, and maintenance

## Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

- 1. The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.** For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?

The project will comply with all aspects of the City of Columbus Power Generation Facility zoning ordinance with the utmost emphasis during construction and operation on protection of public health and safety. The project will include perimeter security fencing with controlled points of ingress/egress and will have security monitoring during the construction period and remote monitoring during the operations period. The petitioner has extensive experience with Power Generation Facilities and the project will meet all local, state and federal environmental, health and safety regulations, as well as its own stringent safety protocols for site personnel. Solar is the most passive land use available for this area and is even less intrusive than farming and so will not be injurious to the public in any way. The project will enhance the general welfare based upon the significant property tax revenues generated from this development over numerous decades.

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.** For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?

The conditional use will meet the setback distances as outlined in section 3.5 Agriculture Preferred (AP) in Article 3 of the City of Columbus Zoning Districts. There are ten lot standards for AP which we are meeting or exceeding with this development. We are not requesting any variances for this project.

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.** For example: The property is zoned AP. Are there risks that the conditional use will cause harm to the neighbors ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?

The proposed conditional use is compatible with adjacent land uses, and the Project was specifically sited and designed with due consideration of adjacent land uses. Power Generation Facilities are quiet and passive neighbors. It has no similar factors to other industrial applications. There are no anticipated noise, odor, light, parking, or traffic impacts from this project in any vicinity around the project. There are a number of factors that influence property values and the housing market, we have credible studies that show no association between the presence of an operating solar field and negative long-term impact on the value of adjacent properties. Various reviews of solar fields and neighboring property values and home sales have confirmed there is no long-term impact by the project on neighboring properties.

- 4. The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.** Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district? If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.

The Columbus Indiana Comprehensive Plan Land Use Plan Element, adopted June 5, 2002, states that "The plan calls the most productive farmland to be preserved and protected." Unlike traditional development of commercial and residential real estate, this conditional use will not involve the construction of any buildings. Power Generation Facility projects built on agricultural lands will allow the soil to rest for around 30 years or more. The U.S. Department of Energy (2022) states that "land can be reverted back to agricultural uses at the end of the operational life for solar installations." A life of a solar installation is roughly 30 years and can provide a recovery period, increasing the value of the land for agriculture in the future. Giving soil rest can also maintain soil quality and contribute to the biodiversity of agricultural land. Power Generation Facilities are passive uses that require even less activity and handling than agriculture. Such use is commonly sited in agriculture areas as they are so passive like growing crops sitting idle, for extended periods.

**Representative's Signature / Acknowledgement:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



01/17/2024

\_\_\_\_\_  
(Representative's Signature)

\_\_\_\_\_  
(Date)

**Hanjoo Jun, Manager**

\_\_\_\_\_  
(Representative's Printed Name)

**Property Owner's Signature: Attached Separately.**

*The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.*

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

\_\_\_\_\_  
(Property Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Property Owner's Printed Name)

**Signer's Ownership Role or Representation:**

*If the person signing as the property owner is not specifically listed as such in the records of Bartholomew County, please indicate their relationship to that officially listed person, role in that corporation or entity, etc. below.*

\_\_\_\_\_  
(Signer's Ownership Role or Representation)