



**BARTHOLOMEW COUNTY  
BOARD OF ZONING APPEALS  
(February 26, 2024 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** BCU-2023-015 (Carina Solar)  
**Staff:** Melissa Begley  
**Applicant:** Carina Solar  
**Property Size:** +/- 1,124 Acres (Bartholomew County Jurisdiction)  
**Zoning:** AP (Agriculture: Preferred)  
**Location:** The project is located generally south of 100 South, west of 525 East, east of Gladstone Ave, and north of 400 South, in Columbus, Sand Creek and Rock Creek Townships.

**Background Summary:**

The applicant has indicated that the proposed conditional use will allow a Commercial Solar Energy System (CSES). The project is located on a total of 1,883 acres, approximately. Roughly, 1,124 of those acres are within the Bartholomew County jurisdiction and are subject to this application. An additional approximate 795 acres are located in the City of Columbus jurisdiction and are subject to a separate conditional use request that will be heard by the City of Columbus Board of Zoning Appeals.

**Key Issue Summary:**

The following key issue(s) should be resolved through the consideration of this application: Is a Commercial Solar Energy System (CSES) facility appropriate at this location?

**Preliminary Staff Recommendation:**

Approval, all criteria have been met.

**Zoning District Intent:**

The intent of the AP (Agriculture: Preferred) zoning district is as follows: to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure. Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Agricultural fields
<b>Site Features:</b>	Agricultural fields, portions of Brush Creek, wooded areas, Edward Armuth Regulated Drain

<b>Flood Hazards:</b>	There are parcels that are part of the project that have areas of floodway, 100-year floodway fringe, 500-year floodway fringe located on the parcel.
<b>Vehicle Access:</b>	200 South (Local) State Road 46 (Arterial) 450 East (Local) US 31 (Arterial) State Road 7 (Arterial) 525 East (Collector) 250 South (Local) 275 South (Local) 300 East (Local) 250 East (Collector) 300 South (Local)

<b>Project Area Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agriculture, rural single family residential
<b>South:</b>	AP (Agriculture: Preferred)	Agriculture, rural single family residential
<b>East:</b>	AP (Agriculture: Preferred)	Agriculture, rural single family residential, CERAland Park
<b>West:</b>	AP (Agriculture: Preferred)	Agriculture, rural single family residential

<b>Interdepartmental Review:</b>	
<b>County Engineer:</b>	County Highway has no issues. They have already been in communication with me, and we have had discussion on right-of-way and road cut permits. There will be several road crossings and they are aware of our requirements.
<b>Code Enforcement:</b>	No comments received.
<b>Drainage Board:</b>	All comments have been addressed.

<p><b>County Fire Department:</b></p>	<p>No issues regarding the conceptual submission of plans.</p> <p>However, due to the scope of the two fields and location outside Columbus city limits, initial and continuing communication during construction and commissioning of the solar fields with regard to emergency responders access and operations is vital.</p> <p>Developer should share design plans such as planned access points and other critical equipment locations for emergency response strategic and tactical response considerations.</p>
<p><b>Purdue Cooperative Extension:</b></p>	<p>All comments have been addressed.</p>

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The Carina Solar project includes 22 properties (approximately 1,124 acres) that are located in the Bartholomew County jurisdiction and is located generally south of 100 South, west of 525 East, east of South Gladstone Ave, and north of 400 South. The project includes solar panel arrays, enclosed with an 8 foot tall fence, inverters (that convert the panels’ direct current to the alternating current of the electric grid), and access drives. The entire project also includes an additional 24 properties (approximately 795 acres) that are located in the Columbus planning jurisdiction. The properties located in the Columbus planning jurisdiction are subject to separate regulations, a separate application, and a separate public hearing by the Columbus Board of Zoning Appeals.
2. In the Bartholomew County jurisdiction, the proposed use is considered a Commercial Solar Energy System and there are specific development standards that apply. The conceptual site plan and other application materials provided by the applicants complies with the Bartholomew County Commercial Solar Energy System setbacks and other standards. The following summarizes those Bartholomew County standards:
  - a. *Minimum Front Yard (Right-of-Way) Setbacks:* All structures, equipment etc., used in association with a CSES shall be setback a minimum of 50 feet for all adjacent streets and roads.
  - b. *Minimum Setbacks from Non-Participating Properties:* All structures, equipment, etc., shall be setback a minimum of 200 feet from the property lines of all non-participating properties. Any CSES electrical substation shall be setback a minimum of 500 feet from the property lines of all non-participating properties.
  - c. *Minimum Setback Distance from Dwellings on Non-Participating Properties:* All structures, equipment, etc., shall be setback a minimum of 500 feet from dwellings on non-participating properties.
  - d. *Vehicular Access:* Vehicle access drives serving the CSES facility shall be paved with asphalt or concrete for the first 50 feet from the edge of road or street pavement; the remaining portion of the access drive may be gravel. Any portion of a drive located in a public right-of-way shall meet the applicable requirements of the County Engineer.
  - e. *Equipment Height:* CSES solar arrays shall not exceed 18 feet in height when oriented at maximum tilt and shall provide a minimum clearance of one foot between the ground and the solar array.
  - f. *Vegetative Groundcover:* For the life of the CSES, perennial vegetated groundcover shall be established and maintained on the ground around and under solar arrays. Vegetative groundcover shall consist only of plants native to Indiana.
    - Perennial vegetated groundcover shall be based on a diverse seed mix of at least 12 species.
    - The Groundcover Plan shall include planting details for all setback areas. Setback areas must be planted with some form of groundcover, which could include agricultural crops.

- The requirement for vegetative groundcover is not intended to restrict the practice of agrivoltaics, the concurrent use of land for solar power generation and agricultural production.
- g. *Lighting*: Exterior lighting for any CSES shall be limited to that required for safety and operational purposes. All lighting shall be oriented so as not to project onto surrounding properties and shall have shielded 90-degree cut-off fixtures.
  - h. *Cables*: All power and communication cables running between solar arrays, inverters, CSES electrical substations, and operation and maintenance buildings shall be buried underground to a depth of at least 36 inches below grade. Cables connecting the CSES electrical substation to the transmission line may be under or above ground.
  - i. *Outdoor Storage*: Outdoor storage areas, used to store materials, supplies, Battery Energy Storage Systems (BESS), and other equipment, that are within 200 feet of an existing right-of-way of a public road shall be screened from view by a Buffer Yard Type A.
  - j. *Safety and Security Standards*: All Commercial Solar Energy Systems (CSESs) shall meet the following safety and security requirements: Any fencing used to enclose the CSES shall not exceed a height of 8 feet and a sign containing the emergency contact information for the site operator and the facility's 911 address shall be posted at all driveway entrances.
3. A full decommissioning and site restoration plan is not required as part of a conditional use request but would be required with a Zoning Compliance Certificate if the project is approved by the Board of Zoning Appeals. The Bartholomew County Zoning Ordinance states: "Any CSES which has ceased electrical power generation or transmission for twelve (12) consecutive months shall be removed in compliance with a Decommissioning and Site Restoration Plan submitted to the Chief Code Enforcement Officer and approved by the Board of County Commissioners". The Plan must include a description of the decommissioning activities, which shall include but not be limited to:
    - a. Removal of all surface and subsurface physical improvements.
    - b. Restoration of surface grade and soil to pre-construction conditions.
    - c. Establishment of groundcover for erosion control purposes.
    - d. Acknowledgement of every participating property owner of the decommissioning requirement as well as their authorization for the County to enter their properties to accomplish decommissioning.
    - e. A cost estimate for the total estimated cost of decommissioning the CSES. The cost estimate shall be calculated by a third party Indiana licensed engineer selected by the applicant and agreed upon by the County Commissioners.
    - f. A financial guarantee in the form of an irrevocable letter of credit, performance bond, or surety bond for 125% of the total estimated cost of decommissioning, posted with Bartholomew County. If the applicant or its successor fails to remove all CSES project assets within eighteen months of the start date of decommissioning the County may engage qualified contractors to enter the site, remove the CSES project assets, sell any assets removed, and remediate the site.
  4. A road use and maintenance agreement is not required as part of a conditional use request but would be required with a Zoning Compliance Certificate if the project is approved by the Board of Zoning Appeals. The agreement is subject to the requirements and procedures of the Board of County Commissioners and County Engineer and may include, but not be limited to, the following information:
    - a. Identification of roads to be used for the transport of CSES construction materials.
    - b. Road closure plans and procedures and temporary road modifications related to CSES construction activity.
    - c. Roadway time of day use restrictions for CSES construction activity.
    - d. A pre-construction, existing conditions survey of all roads identified for use in transport of CSES construction materials, to be used in an assessment of road damage caused by CSES construction activity.
    - e. A compensation agreement and/or financial guarantee for road repairs needed as a result of construction activity related to the CSES.
  5. Zoning Ordinance Section 6.10 provides standards for Commercial Solar Energy Systems. The following items are necessary documents for the Conditional use process. The extent to which the applicants have provided these materials is noted.
    - a. *Project Description*: A project description including project developer and operator, approximate number of solar panels, total acreage occupied by solar arrays, generating capacity, means of

- connecting to the electrical grid, a list and/or map of participating properties and their owners, and a list and map of all property owners within 500 feet of the CSES facility. *This has been provided.*
- b. *Conceptual Site Plan:* The conceptual site plan including areas of solar arrays, the location of inverters, the CSES electrical substation, the location and route of the connection between the CSES electrical substation and the transmission line, the location of any permanent outdoor storage areas, the location of any battery storage areas, service drive access points to public streets or roads, and the location of all perimeter fencing. *This has been provided.*
  - c. *Preliminary Drainage Plan:* A preliminary drainage plan describing the applicant's overall approach to managing stormwater runoff on the project site, including pre- and post- construction run-off calculations. *The applicant has provided a Preliminary Stormwater Report. According to the report, a study published by the Journal of Hydrologic Engineering concluded that the solar panels themselves have little to no impact on runoff volumes or rates and that rainfall that falls directly on a solar panel runs to the pervious areas around and under the surrounding panels. Further, the runoff rates for the site indicate that the post development runoff rate will be less than pre-development rates. This report is being reviewed by the County Engineer.*
  - d. *Conceptual Groundcover Plan:* A conceptual groundcover plan, including the location of all proposed perennial vegetated groundcover, preliminary species selection, and the groundcover strategy for all setback and separation areas. The conceptual plan shall also describe the preliminary groundcover maintenance strategy. *The applicants have provided a conceptual groundcover plan. The vegetation under the solar panels will be a mix of 12 different species of native plants. The solar panels will be setback from the property lines and in those areas between the solar panels and the property lines will continue to be farmed. The applicants have indicated the vegetation will extend underneath the solar panels.*
  - e. *Glare Analysis (if applicable):* For any CSES project proposed within 500 feet or within an approach zone of the Columbus Municipal Airport, a glare analysis must be submitted for review and approval by the Columbus Board of Aviation Commissioners. *This does not apply.*
  - f. *Setback Distance Waiver(s):* For any property and/or municipality from which a waiver of the minimum setback distances has been granted: *No waivers have been provided.*
6. Within the County Jurisdiction, the applicant has indicated access to the facility will be from 1 location on 250 East, 2 points on 300 East, one point on US 31, 4 locations on 450 East, and 1 location on 200 South. Access points on US 31 will be reviewed by INDOT and access to the county roads will be reviewed by the Bartholomew County Highway Department. All of the access points comply with the Zoning Ordinance 7.3 (Part 1)(C)(3)(c) separation and access requirements.
  7. There are areas of the project where a property containing solar panels is not contiguous to other properties containing solar panels. In these instances, the applicants have provided an easement to accommodate cables to connect the properties or have indicated their intent to utilize public right-of-way for the cables to connect the properties. The applicants have indicated the electrical connections in the proposed easements will be below ground. The use of public right-of-way is subject to review and approval by the County Commissioners for all county roads and INDOT for state roads.
  8. The applicants have indicated they will not be utilizing any battery storage systems at this time. If in the future, the applicants wanted to install a battery storage system, they would be required to return to the Board of Zoning Appeals to request the addition of the battery storage system.
  9. There are parcels in the project that contain wetlands. According to the site plan provided by the applicant, all solar panels will be setback 30 feet from any identified wetlands. Wetlands are regulated by the Indiana Department of Natural Resources (INDR).
  10. There are parcels included in the project that contain floodplain. Based on the drawings that were provided by the applicant, no solar panels will be located in the floodplain and will maintain a 30 foot setback from the floodplain boundary.
  11. There are approximately 51 single family residential properties, not part of the power generation facility, that are directly adjacent to a parcel included in the application that will contain solar panels. For each of those homes, the fence and solar panels will be a minimum of 500 feet away.
  12. Several of the properties are impacted on multiple sides by the solar project. There are 7 properties, 3640 South 300 East, 5555 East 275 South, 5565 East 275 South, 1965 US 31, 3980 South 450 East, 9000 East State Road 7, 9070 East State Road 7, not leasing land for the project that will be

surrounded on 2 sides by the solar project. There is another property, 6405 East 250 South, that is surrounded on three sides by solar project. For each of those homes, the fence and solar panels will be a minimum of 500 feet away.

13. During Bartholomew County's 2022 process of adopting standards for CSES facilities, several buffering and setback options were considered. In adopting the 200 ft. / 500 ft. setbacks the Plan Commission and County Commissioners chose a comparatively large setback over smaller setbacks in combination with a planted landscape buffer. Landscaping plantings were not included due to the time required for growth before they formed an effective buffer, the likelihood that initial plantings would not survive and replanting would be a constant need, and the need to remove the then mature plantings to restore the ground to farmland at the project's decommissioning. The expectation was that the 200 ft. / 500 ft. setbacks would provide an area still suitable for farming, with the crops providing a buffer during the growing season.
14. If the conditional use request is approved, the next step for the project is to apply for a Zoning Compliance Certificate, which is the site plan review process. The Zoning Compliance Certificate application is reviewed administratively, with the Planning Department staff confirming that the requirements of the zoning ordinance have been met. In Bartholomew County's jurisdiction, for CSES facilities, the Zoning Compliance Certificate is required to be accompanied by the items listed below.
  - a. *Drainage Plan*: A detailed drainage plan meeting the requirements of the County Engineer.
  - b. *Groundcover Plan*: A groundcover plan demonstrating compliance with the groundcover requirements.
  - c. *Structural Certification*: Certification from a professional engineer licensed in the State of Indiana that the foundation, anchoring, and design of the solar panel racking and support is within accepted professional standards, given local soil and climate conditions.
  - d. *Decommissioning and Site Restoration Plan*: A copy of the Decommissioning and Site Restoration Plan as approved by the Board of County Commissioners and recorded in the Office of the Bartholomew County Recorder, including a copy of the financial guarantee.
  - e. *Road Use and Maintenance Agreement*: A copy of the fully executed Road Use and Maintenance Agreement as approved by the Board of County Commissioners.
15. The applicants have provided several additional documents to support their application, including:
  - a. *An Economic Impact Analysis of the Carina Solar Project created by Dr. David G. Loomis, Bryan Loomis, and Chris Tankan in January of 2024*. The analysis noted 105 new local jobs during construction and 11.3 new long-term jobs (although the applicant has also stated that there will only be 1 person employed directly for the project, stationed onsite), \$9.1 million in new local earnings during construction for Bartholomew County and over \$600 thousand in new local long-term earning for Bartholomew County, over \$17.5 million in new local output during construction for Bartholomew County, over \$21.8 million in total school district revenue over the life of the project, and over \$8.7 million in total county property taxes for Bartholomew County over the life of the project
  - b. *Health and Safety Impacts of Solar Photovoltaics by Tommy Cleveland in May 2017*. The paper discussed concerns of public health and safety divided into the following sections: (1) Toxicity, (2) Electromagnetic Fields, (3) Electric Shock and Arc Flash, and (4) Fire. In each of these sections, the paper noted the negative health and safety impacts of utility-scale solar development were shown to be negligible, while the public health and safety benefits of installing these facilities are significant and far outweigh any negative impacts.
  - c. *Property Value Impact Study by Kirkland Appraisals, LLC Dated January 8, 2024*. The study concludes that the adjoining properties have sufficient setbacks and proposed, supplemental vegetation to provide a proper screen. It states that the distances and landscaping buffers indicated for this project are well supported by market data as sufficient for protecting adjoining property values. However, it is worth noting that the applicants have not proposed any supplemental vegetation to screen adjoining properties.
  - d. *A Farmers Guide to Going Solar by the Office of Energy Efficiency & Renewable Energy*. This article discusses the benefits of agrivoltaics, defined as agriculture, such as crop production, livestock grazing and pollinator habitat, located underneath solar panels and or between rows of solar panels. Although it is worth noting that the applicant has stated that, for this proposed

project, the lease agreements do not permit the landowners to utilize or access the leased area for agrivoltaics due to safety concerns.

16. There are a total of 1,883 acres of property that are included in the solar project, combined in the Columbus and Bartholomew County jurisdictions. According to the site plan, 763 acres of that land will be covered with solar panels. This equates to less than 40 percent of the land involved in the project being utilized for solar panels. The remainder will continue to be agriculture. On a standard 40 acre parcel, using the minimum setbacks, and not accounting for adjacent residences that would increase the setback for wetlands or floodplains, approximately 50 percent of that 40 acre parcel will be covered with solar panels and the other 50 percent will remain agriculture.

### **Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as Agriculture Preferred District and Development District.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Goal 1:** Preserve productive farmland and maintain the productive capacity for a strong county agricultural industry.
2. **Policy 1-D:** Require appropriate buffers to allow the continued full use of adjoining farmland and to reduce conflicts between neighboring uses.
3. **Policy 1-F:** Direct development away from more productive farmland and agricultural areas.
4. **Policy 1-J:** Require development to take place in a manner that allows for preservation and conservation of farmland, open land and significant natural features.
5. **Policy 1-K:** Protect neighboring farmland from increased water runoff (both surface and subsurface), night lighting, sun-blocking interference, trespassing or anything else which might interfere with existing or potential farm operations.
6. **Policy 1-Q:** Promote development of businesses such as value-added agricultural industries that enhance agriculture and agribusiness while protecting the character and environmental quality of the county.
7. **Goal 2:** Protect open space such as woodlands, flood plains, and wetlands for environmental, recreational, scenic, and life-style benefits.
8. **Policy 2-B:** Ensure that development occurs in a manner that preserves farmland, wildlife habitat, woodland, and significant natural features.
9. **Policy 2-C:** Protect from development unique areas of the county with special natural features, for open space, parks, and wildlife habitat, for the benefit of present and future generations, while avoiding competition with private property ownership.
10. **Policy 2-E:** Utilize information about soil and water resources to make wise land use decisions and to prevent damage to the environment.
11. **Policy 7-A:** Ensure that floodway areas are protected from development.
  1. **Policy 7-B:** Avoid development in the floodway fringe.
  2. **Policy 7-F:** Control soil erosion from development and from agriculture.
3. **Goal 8:** Prevent Drainage Problems.
  4. **Policy 8-A:** Require an adequate drainage system whenever there is a land use change.
  5. **Policy 8-B:** Require applicants to pay for drainage studies performed by qualified professionals acceptable to the county.
  6. **Policy 8-K:** Require properly engineered drainage systems for all new development, particularly on poorly drained soils.
  7. **Policy 8-N:** Require developers to design systems to collect storm water runoff within their developments.
  8. **Policy 8-O:** Require developers to permit natural flow of off-site runoff to continue through or be retained in the proposed development, provided that the discharge to the development continues at no more than the pre-developed rate.
  9. **Policy 8-P:** Require subdividers to locate any known existing drain tiles affected by their developments and to take appropriate steps to protect these drainage systems.
  10. **Policy 11-A:** Require an erosion control plan for any land use change.
  11. **Policy 11-B:** Promote conservation farming practices.

12. **Policy 11-C:** Encourage best practices for reducing soil erosion from development activities and from agriculture.
13. **Policy 11-D:** Require developers to prepare and implement effective erosion control plans.
14. **Goal 21:** Provide utility needs in the least intrusive way possible.
15. **Policy 21-A:** Encourage utility companies to run power transmission lines along property and section lines.
16. **Policy 21-B:** Encourage utility companies to remove towers and poles when they are no longer in use or functioning.
17. **Policy 21-C:** Encourage utility companies to route lines and locate substations in a manner to avoid residential areas, to the extent possible.
18. **Policy 21-D:** Require a landscape buffer zone around substations.

### **Provisional Findings of Fact/Decision Criteria**

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

**1. The proposal will not be injurious to the public health, safety, and general welfare of the community.**

*Provisional Findings:* The access points to the proposed project will meet all drive separation requirements and traffic generated from the project, when completed, will be very low volume. The solar panels will be setback a minimum of 75 feet from the roads and will not create any sight visibility issues along any of the adjacent roads. The Bartholomew County Highway Department has indicated they do not have any issues with the proposed drives. Solar panels and other components of the facility will not be located in identified wetlands or floodplain areas. The solar array areas will be vegetated and the areas outside of the solar array area will continue to be farmed. The array areas are proposed be secured with an 8 foot fence to protect the public safety. Therefore, the project will not be injurious to the public health, safety and general welfare of the community. *This criterion has been met.*

**2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

*Provisional Findings:* The applicants have complied with the zoning ordinance standards for commercial solar energy systems that apply in the Bartholomew County jurisdiction. The standards are intended to establish reasonable requirements for the development, operation, and decommissioning of commercial solar energy systems and to minimize conflict between these developments and surrounding land uses. This project is therefore consistent with the intent of the development standards established by the Zoning Ordinance for similar uses. *This criterion has been met.*

**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.**

*Provisional Findings:* The applicants have complied with the zoning ordinance standards for commercial solar energy systems, which were developed to establish reasonable requirements for the development, operation, and decommissioning of commercial solar energy systems and to minimize conflict between these developments and surrounding land uses. The setback areas for the parcels involved in the solar facility will continue to be agriculture and the commercial solar facility will not interfere with ongoing agricultural operations on adjacent properties. A 500 foot setback from residential dwellings and a 200 foot setback from the property line will minimize negative impacts to the adjacent residences. In addition, the areas between the property line and solar array areas will continue to be farmed and will obscure the solar arrays for several months of the year with crops. Therefore the general purposes of the zoning ordinance will be served and the properties in the vicinity will not be permanently injured. *This criterion has been met.*



**4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

*Provisional Findings:* The first goal of the Bartholomew County Comprehensive Plan is to “Preserve productive farmland and maintain the productive capacity for a strong county agricultural industry”. The plan also recommends to “ensure development occurs in a manner that preserves farmland, wildlife habitat, woodland, and significant natural features”. Of the 1,883 acres of land involved in the project, less than half (763 acres) will be covered with solar panels which will preserve productive farmland and maintain the productive capacity for the agricultural industry. Comprehensive Plan Policy 1-Q promotes the development of businesses such as value-added agricultural industries that enhance agriculture and agribusiness while protecting the character and environmental quality of the county. The areas under the solar panels will be planted with pollinator friendly plant species that serve as pollinator habitat, which will support the surrounding agricultural crops. Comprehensive Plan Policy 7-B states that development in the floodway fringe should be avoided. The proposed project will provide a distance of 30 feet from any mapped floodplain. Comprehensive Plan Policy 7-F states that soil erosion should be controlled from development and from agriculture. A soil and erosion control plan will be required prior to installation of the project and permanent vegetation will be installed underneath the solar panels that will with mitigate soil erosion. Overall and as noted above, the proposed project is consistent with the recommendations of the Comprehensive Plan and, through compliance with the applicable requirements, the project will be consistent with the character of the zoning district. *This criterion has been met.*

**Board of Zoning Appeals Options:**

In reviewing a request for *conditional use* the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.