



BARTHOLOMEW COUNTY, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Docket Number: BCU-2023-015
Applicant: Carina Solar, LLC
Filing Date: December 13, 2024
Hearing Date: February 26, 2024
Property Location: Generally south of 100 South, west of 525 East, east of Gladstone Ave, and north of 400 South

Conditional Use(s) Requested:

A Conditional Use per Zoning Ordinance Section 3.5(B) to allow a Commercial Solar Energy System in an AP (Agriculture: Preferred) zoning district.

Board Action Taken:

Request Denied by a Vote of: 4 to 1

The Bartholomew County Board of Zoning Appeals acted under the authority of Indiana law as follows: IC 36-7-4-918.2: a board of zoning appeals shall approve or deny all conditional uses. The board may impose reasonable conditions as a part of its approval.

In its deliberations, the Bartholomew County Board of Zoning Appeals weighed the evidence associated with the following criteria and made the findings listed below. These written findings shall be considered the official findings of the Board and shall supplement any spoken findings offered at the time the Board's decision was made. Any distinctions between these written findings and those that were spoken serve only to clarify any paraphrasing or commonly understood language used in the spoken findings through the use of technical content of identical meaning.

Criteria #1: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(1), the proposal will not be injurious to the public health, safety, and general welfare of the community.*

Finding: No findings were made.

Criteria #2: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(2), the development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.*

Finding: No findings were made.

Criteria #3: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(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.*

Finding: No findings were made.

Criteria #4: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(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.*

Finding: The first goal of the Bartholomew County Comprehensive Plan (Goals and Policies Element Section 1, Goal 2) is to “Preserve productive farmland and maintain the productive capacity for a strong county agricultural industry”. This use does not promote that goal. Approximately 759 acres (for the entire project) of farmland would be removed from production as a result of the proposed conditional use. This criterion **has not** been met.

These findings of fact have been adopted by the Bartholomew County Board of Zoning Appeals on the _____ day of _____, 20____.

Chairperson

Secretary