



# Planning

## MONTHLY

### NEW APPLICATIONS

### PLANNING COMMISSION MEETING– March 14, 2023

**SPEC-01-23-17549     Applicant & Owner: Rebecca Helgeson**

Parcel ID #: 0510307800     Election District: Union Hall  
Special Use: To allow for a second single-family residential dwelling on the property

**SPEC-02-23-17557     Applicants: Thomas Yerkey & Kathryn Polk     Owner: Thomas Yerkey**

Parcel ID #: 0150001503     Election District: Gills Creek  
Special Use: To allow for a short-term tourist rental of a dwelling

**SPEC-02-23-17566     Applicant: Mountain Brook Solar, LLC     Owners: Carolyn Dalton & Samuel Robertson**

Parcel ID #: 0340002300, 0340003100 & 0340003300     Election District: Gills Creek & Union Hall  
Special Use: To allow for a 20 MWac solar generation project

**REZO-02-23-17567     Applicant: Mountain Brook Solar, LLC     Owners: Carolyn Dalton & Samuel Robertson**

Parcel ID #: 0340002300     Election District: Gills Creek  
Rezone: Request to rezone 59 acres of property from B-2, General Business, to A-1, Agricultural to allow for a 20MWac solar generation project

### NEW APPLICATIONS

### BOARD OF ZONING APPEALS MEETING– March 7, 2023

**VAR-02-23-17559     Applicant: Jeff Bulla     Owners: Jeff Bulla & Toni Bulla**

Parcel ID #: 0511901600     Election District: Union Hall  
Variance: To request a side yard setback of 10 feet on the west side yard, instead of the required 12 foot setback to construct a detached garage.

### CURRENT APPLICATIONS

### PLANNING COMMISSION MEETING– February 14, 2023

**SPEC-12-22-17523     Applicants & Owners: Rachel Love & Kyle Walter**

Parcel ID #: 0150600300     Election District: Gills Creek  
Special Use: To allow for the short-term tourist rental of a dwelling



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**CURRENT APPLICATIONS BOARD OF SUPERVISORS MEETING– February 21, 2023**

**A-01-23-0001 Amendment to Chapter 11– Public Utilities/Goals, Objectives, and Strategies**  
 Amendment: To amend Chapter, 11, Goals, Objectives, and Strategies of the 2007 Franklin County Comprehensive Plan pertaining to renewable energy. The purpose of the amendment is to amend strategy 36.0a to have no more than 1,500 cumulative acres occupied by utility scale solar projects throughout the County.

**A-01-23-0002 Amendment to Zoning Ordinance for Solar Facilities**  
 Amendment: To amend Article II, Division 4, Supplementary Regulations, Section 25-147, Solar Generation Facility, Utility-Scale, items (a) and (b)(5) Performance Standards item (c) Setbacks. The purposes of these amendments are to allow for the cumulative developed acreage of solar facilities not to exceed 1,500 acres of above ground solar infrastructure and a setback of 300 feet required from above ground solar infrastructure to any adjacent off-site residential structure.

**RESULT OF PUBLIC HEARING PLANNING COMMISSION HEARING– January 10, 2023**

**A-01-23-0001 Amendment to Chapter 11– Public Utilities/Goals, Objectives, and Strategies**  
 Amendment: To amend Chapter, 11, Goals, Objectives, and Strategies of the 2007 Franklin County Comprehensive Plan pertaining to renewable energy. The purpose of the amendment is to amend strategy 36.0a to have no more than 1,500 cumulative acres occupied by utility scale solar projects throughout the County.

RECOMMENDED FOR APPROVAL: 5-2-0-0

**A-01-23-0002 Amendment to Zoning Ordinance for Solar Facilities**  
 Amendment: To amend Article II, Division 4, Supplementary Regulations, Section 25-147, Solar Generation Facility, Utility-Scale, items (a) and (b)(5) Performance Standards item (c) Setbacks. The purposes of these amendments are to allow for the cumulative developed acreage of solar facilities not to exceed 1,500 acres of above ground solar infrastructure and a setback of 300 feet required from above ground solar infrastructure to any adjacent off-site residential structure.

RECOMMENDED FOR APPROVAL: 5-2-0-0



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**RESULT OF PUBLIC HEARING**                      **BOARD OF SUPERVISORS MEETING– January 17, 2023**

**\*\*APPLICANT REQUEST TO WITHDRAWN RECEIVED 01/05/2023\*\***

**SPEC-10-22-17457      Applicant & Owner: Atanacio Garcia Gonzalez**

Parcel ID #: 0360005000              Election District: Boone  
Special Use– To allow for a storage yard on 5 acres

**WITHDRAW APPROVED– 5-0-2-0**

**REZO-11-22-17493      Applicant: Amy Seipp, Accupoint Surveying & Design              Owners: Easter Creek Partners**

Parcel ID #: 0300000103 & 0300000103I              Election District: Gills Creek  
Rezone– To rezone 4.5 acres from B-2, General Business, to PCD, Planned Commercial District and rezone 11.72 acres from PCD. Planned Commercial Development, to PCD, Planned Commercial Development to amend existing concept plan

APPROVED WITH ONE (1) PROFFER: 5-0-2-0

**SPEC-11-22-17494      Applicant: Amy Seipp, Accupoint Surveying & Design              Owners: Easter Creek Partners**

Parcel ID #: 0300000103 & 0300000103I              Election District: Gills Creek  
Special Use– To allow for outdoor displays on business property

APPROVED WITH ONE (1) CONDITION: 5-0-2-0

**WORK SESSION**    **PLANNING COMMISSION – January 24, 2023**

**Short-Term Rentals**

The Franklin County Planning Commission and staff discussed changes to Sections 5.5-72 and 25-138 of the Franklin County Code. Additional work sessions to continue discussions are to be determined.



# Planning

## MONTHLY

# March 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b> Application Deadline	<b>7</b> Board of Zoning Appeals Meeting	<b>8</b> DRT Site Visits	<b>9</b>	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b> Planning Commission Meeting	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b>	<b>21</b> Board of Supervisors Meeting	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	