



# Planning MONTHLY

## NEW APPLICATIONS PLANNING COMMISSION MEETING– April 11, 2023

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

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

**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 utility-scale solar generation facility project

**SPEC-03-23-17591 Applicants & Owners: Kathryn Yerkey & Thomas Yerkey**

Parcel ID #: 0650005000 Election District: Union Hall  
Special Use: To allow for the short-term tourist rental of a dwelling

**SPEC-03-23-17592 Applicant: Jeff Dupier Owners: Jeff Dupier & Lori Dupier**

Parcel ID #: 0520009417 Election District: Union Hall  
Special Use: To allow for three (3) luxury vintage campers tied into existing utilities

**SPEC-03-23-17593 Applicants & Owners: William “Danny” Poff & Rhonda Poff**

Parcel ID #: 0260009400 Election District: Boone  
Special Use: To allow for the short-term tourist rental of a dwelling

## NEW APPLICATIONS BOARD OF ZONING APPEALS MEETING– April 4, 2023

**VAR-03-23-17602 Applicant: Shannon Hall: Modern Design & Construction INC  
Owners: Jason D. Fiore & Ashley E. Fiore**

Parcel ID #: 00300102600 Election District: Gills Creek  
Variance: To request a front yard setback of 25 feet instead of the required 55 feet of the right-of-way to construct a single-family dwelling

## CURRENT 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.



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### CURRENT 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

### CURRENT APPLICATIONS      BOARD OF SUPERVISORS MEETING– March 21, 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

### RESULT OF PUBLIC HEARING      PLANNING COMMISSION HEARING– 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

APPROVED WITH FIVE (5) CONDITIONS: 6-1-0-0

### RESULT OF PUBLIC HEARING      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 of leased area occupied by utility-scale solar projects throughout the County.

APPROVED: 4-2-1-0



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**RESULT OF PUBLIC HEARING (cont.) BOARD OF SUPERVISORS MEETING– February 21, 2023**

**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 acreage of leased area of all utility-scale solar generation facilities of Franklin County shall be limited to 1,500 acres of above ground solar infrastructure and a minimum setback of 300 feet required from above ground solar infrastructure to any adjacent off-site residential structure.

APPROVED: 5-1-1-0



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