

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the Lee County Board desires to act upon Petition No. 22-P-1598 by Petitioner Crawford Solar 1, LLC. The parcel identification number is 18-08-12-200-012 and is situated in South Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1, Rural/Agricultural District for the purpose of constructing a two (2) megawatt (MW) community solar farm.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described which resulted in a recommendation to approve, with the attached conditions, from the Zoning Board of Appeals for said Petition.

NOW, THEREFORE, BE IT ORDAINED by the Lee County Board that Petition No. 22-P-1598 (Crawford Solar 1, LLC) be (**approved/denied**) by the Lee County Board, with the attached conditions.

PASSED BY THE LEE COUNTY BOARD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
Lee County Board Chairman

ATTEST:

\_\_\_\_\_  
Lee County Clerk

### **Conditions of the Special Use Permit Granted Under Petition No. 22-P-1598**

- A. Permitted Construction Times. Construction activities shall commence no earlier than 7:00 a.m. and shall be discontinued no later than 8:00 p.m. on Monday through Saturday within ¼ mile of a non-participating residence, unless a waiver is obtained from the affected, non-participating resident.
- B. Drain Tile Survey. Petitioner is required to provide the Lee County Zoning & Planning Office with evidence of having done a drain tile survey before a building permit is issued.
- C. Drainage Tile Repair. If it is found that any subsurface drainage tile is damaged within the proposed site, such damage be repaired to the same or better condition within one month.
- D. Surface Drainage Patterns. Petitioner is required, before being issued a building permit, to provide a map of the surface water drainage patterns within the Development Area to the Lee County Zoning and Planning Office.
- E. SHPO Acceptance. Petitioner is required, before being issued a building permit, to show Lee County Zoning and Planning Office the acceptance of the Tetra Tech archaeological survey by the SHPO before a building permit is issued.
- F. Security Cameras. If the Petitioner, due to on-site criminal activity, wishes to install one or more security cameras, the Crawfords must receive written permission to do so and ensure that any such cameras be focused into the Development Area and not capture any images from nearby real estate.
- G. Manufacturers' Specifications. Petitioner is required to provide the Lee County Zoning & Planning Office with manufacturers' equipment specification for the equipment to be installed in the SESes before a building permit is issued.
- H. Fire Protection Plan. Petitioner is required to provide the Lee County Zoning & Planning Office with a suitable "Fire Protection Plan" before a building permit is issued.
- I. Screening. Petitioner is required to provide the Lee County Zoning & Planning Office with evidence, before a building permit is issued, that they have contacted the landowner(s) adjacent to the proposed Development on the southwest to give them their Ordinance screening options.
- J. Landscape Plan. Petitioner is required to provide the Lee County Zoning & Planning Office with an acceptable written "landscape plan" before the issuance of a building permit.
- K. Foundation and Design. Petitioner is required to provide the Lee County Zoning & Planning Office with a Professional Engineer's Certificate that the foundation and design of the solar panels is within professional accepted standards, prior to the issuance of a building permit.