



MONTHLY ZONING AND PLANNING REPORT
March 12, 2024 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS

- 1. Petition No. 23-P-1617 by Steward Creek Solar, LLC, PINs:

Table with 5 columns of PIN numbers: 01-06-28-300-001, 01-06-13-100-003, 21-12-15-200-046, 01-06-22-200-002, 21-12-02-100-001, etc.

Petitioner is seeking a special use permit for the purpose of a commercial solar energy facility (CSEF).

ACTIONS GOING TO THE ZONING BOARD OF APPEALS

- 1. Petition No. 24-P-1623 by Petitioner Irish Eyes Farms, LLC, regarding PINs 16-01-13-100-001 and 16-01-14-200-003, located in Palmyra Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a Special Use Permit for the purpose of a 5 MW Commercial Solar Energy Facility (community solar).

ACTIONS COMING FROM THE PLANNING COMMISSION – None

ACTIONS GOING TO THE PLANNING COMMISSION

- 1. Petition No. 24-P-75 by Lee County Zoning Office, a petition to amend the text of Chapter 5: Residential Districts, Article B: Single-Family Residential District, Section 6: Restrictions, under Title 10: Zoning Regulations, of the Lee County Code of Ordinances. The proposed text amendment would create regulations for the limited raising, housing and/or keeping of chickens in the R-2, Single Family Residential District.

OTHER ACTIONS FROM THE ZONING OFFICE

Deputy Zoning Administrator Laura Mangrum has been preparing for the Certified Floodplain Manager exam. As part of her preparation, she will be attending the FEMA Emergency Management



Institute in Maryland from March 10 to March 14, 2024. The course she will be attending is “Managing Floodplain Development Through the National Flood Insurance Program,” and it is considered the “gold standard” for floodplain training. The course is free, and Laura was awarded a scholarship that will reimburse her airfare for the trip. Her room is also free as she will be staying on campus. On Monday, March 18th, Laura will take the exam in Naperville. It is an intensive, closed-book exam; however, the results are instant. I wish the best on this endeavor.

On March 22, 2024, the Zoning Office will have its first visit from the National Floodplain Insurance Program. This visit is the first step for Lee County entering the Community Rating System (CRS) program, and they will be reviewing building permits that have been issued for properties located in the floodplain. The CRS program allows a community to earn points for going above and beyond the minimum floodplain regulations. As the County earns points, it will move up a level. The lowest level is 0 and the highest level is 10. Every time the County moves up a level, the residents of unincorporated Lee County will see a 5% reduction in their flood insurance premiums. At the highest level, residents can see a 45% reduction.

During the month of February 2024, the Zoning Office processed twenty-four (24) building permits (7 residential solar permits, 1 fence permit, 3 Ag building permits, 5 Woodhaven building permits, 5 building permits for accessory structures, and 3 building permits for cell tower alteration), and permit fees in the amount of \$6,110.18 were collected.