HOW THE PROCESS WORKS
THE PROJECT

- 20 to 30 wind turbines to be located in agricultural land
- 1.6-3 megawatts each
- 2,000 to 3,000 acres involved
- Developer will build a substation
PRE-APPLICATION

- Developer meets with Department of Community Development.
- Outline Plan of Development
  - What is proposed?
  - Where is it proposed to be?
  - What does the comprehensive plan say about the area?
  - How many parcels of property are involved?
  - Who owns the property?
  - Have they been contacted?
  - Any Federal or State Lands involved?
Scope of the Project

- How many turbines?
- How tall will the turbines be?
- What size generators?
- Where are the closest neighbors?
- Preliminary idea of where the turbines will be constructed.
- What, if any, plans for remediation?
- Interconnection Plan
HOMEWORK

- Who are these people?
- What is their reputation?
- Have they built a project like this before?
- Where?
- Let’s go see it!
- And talk to the Planning staff there.
- Talk to lessors.
- Are the lease rates competitive?
Is it close to a historic site?
Is it close to a scenic site?
What impact will the project have on the Red Cockaded Woodpecker (or any other endangered species)?
How much noise will the project generate?
Will there be a problem with shadow flicker?
What is proposed to mitigate?
The Application

- Tax map and parcel number of property involved
- Permission of all landowner involved
- Scaled drawing of the lots involved with dimensions
- Names and addresses of all adjacent property owners
- Location of all zoning districts, buildings and other features from which minimum setbacks are required.
- Renderings of view shed
THE APPLICATION

- Size and location of off-street parking
- Location, design and dimensions of all vehicular entrances and exits to the site
- Approximate location, dimensions and height in feet of the turbines
- Other information deemed necessary by the Planning Department Staff
  - Decommissioning plan
  - Surety