





ZONING OPTIONS

METHODS, APPROACHES, AND CONSIDERATIONS FOR
REGULATING RENEWABLES



THE STARTING QUESTIONS

- Should initial hearings be with elected officials or appointed ones?
 - Do you want a formal Development Plan process to take place?
 - Zoning process effects on included landowners non-renewable activities.
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BZA OR LEGISLATIVE BODY

- Special Exception Use



- Pros – fewer hearings, can hear variances at the same time, more limited scope (findings), familiar process
- Risks – potential for administrative disunity, BZA/staff may be scapegoat with no clear recourse, fewer eyes on process

- Rezoning - Overlay

- Pros – isolates use to be handled uniquely without affecting underlying district regulation, allows elected officials directly accountable to voters to decide initial direction of project, more eyes on project
- Cons – more hearings, Variances require visiting BZA and cannot be done simultaneously, potential for unusable districts



OPTIONS TO DEAL WITH UNIQUE NEEDS



- One size does not fit all and you cannot foresee every situation
 - Commitments vs conditions
 - Ordinance Standards & Application Requirements
 - Front load things that would be deal breakers
 - Have an ordinance – even if you don't feel supportive of renewables
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CONSIDERATIONS

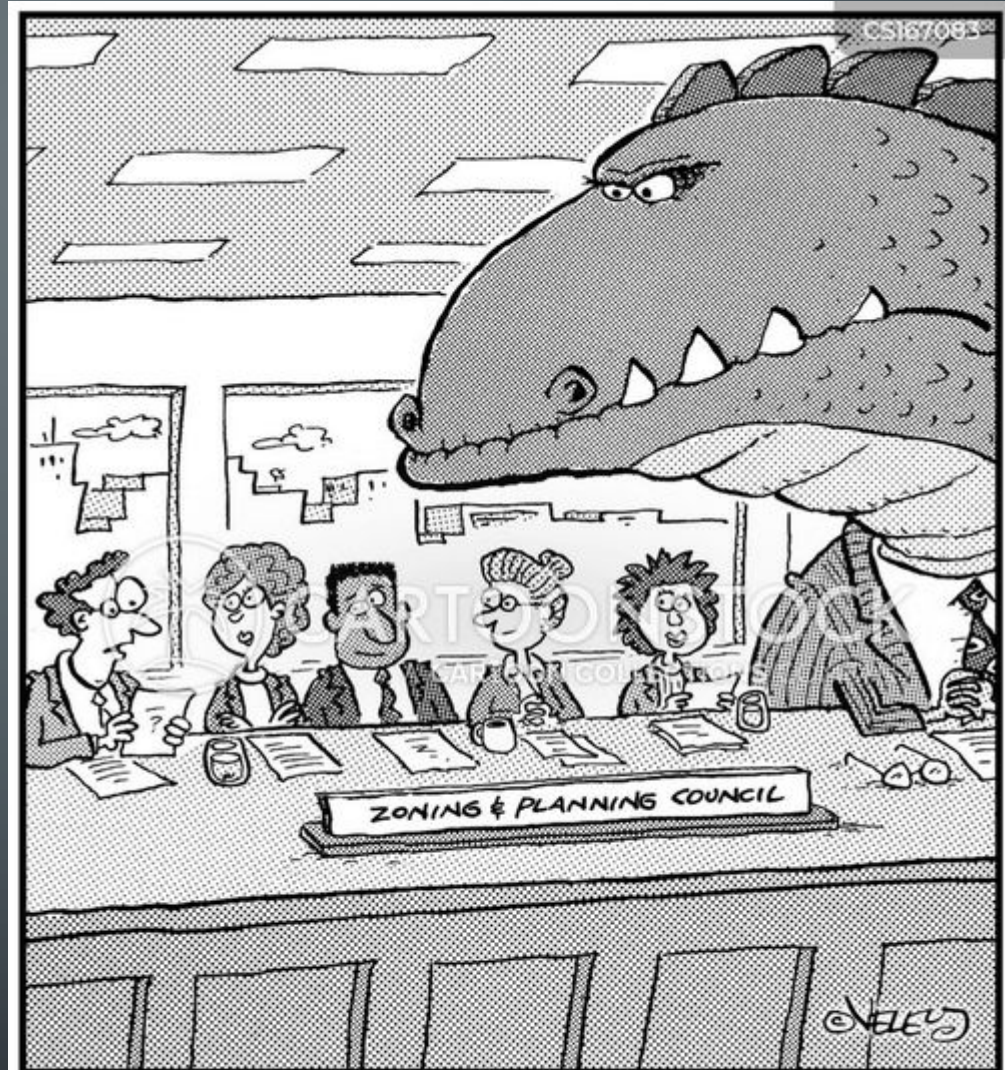
- Where?/How far from what?
- How tall?
- Buffer/vegetation/screening?
- Volume?
- Aesthetics?
- Property Value Guarantee?
- Agreements?
- Financial guarantees?



RELATED THINGS SOMETIMES UNCONSIDERED

- Board Rules & Policies
 - Public Transparency & Communication
 - Economic & Road Use Agreements
 - Incorporated Areas
 - Ag Uses
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EXPECT CHALLENGES
REGARDLESS OF
PROJECT OUTCOMES &
KEEP FOCUS ON YOUR
ROLE AS A PLANNER



"OK, that's five votes in favor of saving the historic old hotel, and one vote for stomping it to bits and eating everyone inside!"





CORE ROLE

- Order & organization
 - Guardian of process
 - Providing information & transparency
 - Publicly neutral/balanced
 - Staff Reports
 - Serving
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IN CLINTON COUNTY

- Overlay District with Development Plan in Public Hearing before permitting
 - Initial pressure on Legislative Body
 - Tales of three Projects with different outcomes
 - Standards & setbacks
 - Bufferyards & Screening
 - Changes we plan to examine – Sound & surrounded homes
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