



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 East Washington Street, 2nd Floor
P.O. Box 716
Charles Town, West Virginia 25414

File #: 22-5-CUP
R'cvd Date: 07/ 06 / 22
Mtg. Date: 08/ 25 / 22
Fee Paid: \$ 13,500
Staff Int.: jth

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228
Fax: (304) 728-8126

Application for a Conditional Use Permit

Project Name

Property Owner Information

Name: _____
Business Name: _____
Mailing Address: _____ Mail ☐ Yes
Phone Number: _____ Email Response: _____ Response: ☐ No

Applicant Information

Name: _____
Business Name: _____
Mailing Address: _____ Mail ☐ Yes
Phone Number: _____ Email Response: _____ Response: ☐ No

Engineer(s), Surveyor(s), or Consultant(s) Information

Name: _____
Business Name: _____
Mailing Address: _____ Mail ☐ Yes
Phone Number: _____ Email Response: _____ Response: ☐ No

Physical Property Details

Physical Address: _____
Tax District: _____ Map No: _____ Parcel No: _____
Parcel Size: _____ Deed Book: _____ Page No: _____

Zoning District (please check one)

Residential Growth (RG) <input type="checkbox"/>	Industrial Commercial (I-C) <input type="checkbox"/>	Rural* (R) <input type="checkbox"/>	Residential- Light Industrial- Commercial (R-LI-C) <input type="checkbox"/>	Village (V) <input type="checkbox"/>	Neighborhood Commercial (NC) <input type="checkbox"/>
General Commercial (GC) <input type="checkbox"/>	Highway Commercial (HC) <input type="checkbox"/>	Light Industrial (LI) <input type="checkbox"/>	Major Industrial (MI) <input type="checkbox"/>	Planned Neighborhood Development (PND) <input type="checkbox"/>	Office/ Commercial Mixed-Use (OC) <input type="checkbox"/>

* For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☐ Yes ☐ No

Name of Road and/or Route Number: _____

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

Solar Energy Facility (per Draft Amendment Section 8.2 Dated May 17th 2022). Proposed land use consist of the construction of a Solar Energy Facility on approx. 841 acres of leased land on six parcels in the Kabletown and Charles Town Tax Districts. Connecting to the existing 138kV overhead electric transmission line.

Please provide any information or known history regarding this property.

Zoned Rural. The subject properties have been historically used as agricultural land.

Please respond in detail to the following questions to show how the proposed project complies with the criteria located in Section 6.3 of the Zoning Ordinance:

1. How is the proposed use compatible with the goals of the adopted Comprehensive Plan? Section 6.3A.1

See Attached

2. How is the proposed use compatible in intensity and scale with the existing and potential land uses on surrounding properties? How will the proposed project mitigate potential threat to public health, safety, and welfare? Sec. 6.3A.2

See Attached

3. Describe how the proposed site development will be designed such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. Section 6.3A.3

See Attached

4. Neighborhood character and surrounding property values shall be safeguarded by requiring implementation of the landscaping buffer requirements found in Appendix B and Section 4.11 of this Ordinance. Section 6.3A.4

☒ I am aware of the landscaping buffer requirements and will adhere to them.

☐ I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

5. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (as identified in the Comprehensive Plan), the applicant shall submit trip generation data, including Average Daily and Peak Hour trips, for the Board of Zoning Appeals to review in conjunction with the Highway Problem Areas Map when determining roadway adequacy for the proposed use. Section 6.3A.6

☒ Applicable (Trip Generation Data attached)

☐ Not Applicable

The information given is correct to the best of my knowledge. Original Signature Required.

Clarence E. Hough 6-21-22
Property Owner Date
Donna J. Hough 6-21-22

6-21-22
Susan B. Hough 6-21-22
Property Owner Date

CONIDTIONAL USE PERMIT SUBMITTAL MATERIALS

Reponses to Application Items

1. Compatibility of the Use with the Goals of the Comprehensive Plan:

- The site is compatible with the goals of the comprehensive plan and will ensure the preservation and enhancement of the agricultural economy, rural land use, rural neighborhoods, and rural character of Jefferson County. As discussed below, the facility will be only a temporary land use; the project will be subject to state law requiring a bond to decommission the solar facility and restore the land after the life of the solar facility ends. The project will assist the site owners, who are farmers who desire to retain an agricultural use of their adjacent properties, by providing supplemental income that will allow them to maintain the adjacent agricultural use.
- This facility will be adjacent to, and a continuation of, a proposed solar facility that will be within the Urban Growth Boundary. It thereby minimizes the use of properties not already subject to approval as a Principal Permitted Use. This solar facility would also have easy access to the grid since it is traversed by an existing overhead transmission line. Therefore, a proposed solar facility, located adjacent to a solar facility, and having its own access to the grid is more compatible to the goals than a solar facility located further away, which would require construction of new and extensive infrastructure across rural areas to connect to the grid. By locating adjacent to existing transmission infrastructure, the facility minimizes impacts on surrounding rural and agricultural uses.
- This proposed Wild Hill Solar Facility was already processed and approved under the Planning Commission and County Commission approved Ordinance Amendments as shown on the attached Concept Plan (File #21-3-SP). It was the only Solar Project that was processed through the entire Concept Plan process and was approved as a Principal Permitted Use, meeting both the Zoning Standards and the Concept Plan requirements in effect at the time of processing. Since that approval, nearly the same Concept Plan Standards have been adopted by the County, along with the same landscaping, setbacks and buffering requirements. This Concept Plan presented now is the same Plan that was approved under those standards at that time. The only thing that has changed is that the Solar Zoning Standards have changed to allow the majority of the Wild Hill Project as a Principal Permitted Use and a smaller portion of the project as a Conditional Use.
- The existing landowners of facility will continue to be the landowners, leasing their land for the generation of solar energy. They will continue to farm on their adjacent land. Also, once the lease ends for the solar facility, this land can be converted back to farmland after the Solar Farm is decommissioned, unlike other properties and farms that may be permanently converted into housing developments.

2. Compatibility of Use in Intensity and Scale with the Existing and Potential Land Uses on the Enjoining and Confronting Properties and Without Posing Risks to Public Health and Welfare:

- Again, the Concept Plan (File #21-3-SP) was already approved as designed in conformance with the previous standards and the newly adopted standards of the Zoning and Site Development Ordinances. This proposed Wild Hill Solar Facility project is subject to the CUP process and will be adjacent to, and a continuation of, a larger proposed solar facility within the Urban Growth Boundary, subject to this PPU process, which was already processed with the Concept Plan 21-3-SP. The solar facility within the urban growth will bound this proposed facility on two sides to the west and north, and is approximately twice the land area of this proposed solar facility.
- Accordingly, this smaller portion of the project that is subject to the CUP process is compatible in scale and intensity to the Principal Permitted Use of the larger portion of the project to the West. The other areas around the CUP portion will continue to be farmed during the duration of the Wild Hill Solar Project and will be reclaimed as farmland at the conclusion of the project.
- Several of the property owners (Clarence and Donna Hough, Todd and Susan Hough, Charles and Marie Hough) own parcels that are either within the proposed solar facility in the urban Growth Boundary or on adjacent land outside of the proposed solar facility. Those existing landowners will continue to farm on their adjacent lands.
- Once the lease ends for the solar facility, this land can be converted back to farmland after the solar farm is decommissioned, unlike other properties and farms that may be converted into housing developments.
- The scale and intensity of the use of the CUP area of the Wild Hill Solar Project will also remain compatible with the surrounding land uses in terms of sound, traffic, dust, and other things typically involved in the farming of the surrounding areas.
- It will be less intrusive than the permitted residential development in the rural district which could develop into one house lot for every 5 acres of a farm. So, all of the surrounding land could develop into 20 houses per 100 acres, which would be more intensive than the development of solar panels that need virtually no services and cause little noise and hardly any traffic.
- Furthermore, the solar panels and support infrastructure will use industry approved material and will be installed utilizing the Public Service Commission, Department of Environmental Protection, Department of Highway, and Jefferson County newly written standards so that there will be no risks to public health and welfare.

- Photovoltaic (PV) solar cells are inherently passive in operation, air, water, noise, and light pollution will be negligible. Low maintenance requirements will minimize site traffic.
- The project will consist of rows of solar modules with internal access roads, commercial entrance off Kabletown Road, will be surrounded by security fencing and required zoning buffer, screening and stormwater management. The site will be seeded with pollinator friendly and resistant ground cover. Existing vegetations and trees will be retained to the extent possible at outside property boundaries and buffer areas to assist in natural screening.

3. Use Will Not Hinder or Discourage the Appropriate Development and Use of Adjacent Land and Buildings:

- The Development of the Wild Hill Solar Facility will be in compliance with both the Zoning and Concept Plan Standards that were written and approved by Jefferson County. All other permitted uses, existing, proposed, or possible, will still be able to be developed without harm because of the existence of the portion of the Project that is subject to the CUP. This includes potential rural housing developments or the continuation of farming on the adjacent and confronting lands.
- Furthermore, the development of the Solar Facility requires suitable buffers to the neighboring properties based on the various surrounding uses that will be installed and maintained by the applicant.
- Wild Hill proposes to lease these parcels for a period of 30 or more years. If the solar facility is decommissioned after 30 years, this land can be reverted back to farming activities.
- The project will consist of rows of solar modules with internal access roads, commercial entrance(s), will be surrounded by security fencing and required zoning buffer, screening and stormwater management. The site will be seeded with pollinator friendly and resistant ground cover reducing soil erosion, and dust, odor and noise pollution that is currently generated by farming activities.
- Existing vegetations and trees will be retained to the extent possible at outside property boundaries and buffer areas to assist in natural screening. As mentioned above, the solar farm is inherently passive in operation. Daily vehicle trips for maintenance will be minimal and will not produce conditions that hinder growth on adjacent properties.

4. Neighborhood Character and Surrounding Property Values will be Safeguarded by the Implementation of the Buffering Requirements:

- This proposed Wild Hill Solar Facility will follow the new buffering requirements in the ordinance that were tailored just for solar facilities. These buffer requirements were

developed with the first set of amendments to the ordinances and were kept in the second adopted set of standards. These standards were developed using public comment and staff and Planning Commission study of many Solar Facility Ordinances around the country. These standards are greater than many other higher intensity commercial developments.

- The original Concept Plan 21-3-SP met and exceeded these buffering standards after the initial public concept plan workshop. The Applicant has carried the same standards forward with this plan.

Most of the area subject to this facility is on and adjacent to agricultural lands that are already buffered from housing and roads. Two county requirements will minimize any visual impacts: First, the county stormwater management requirements limit the lowest point of the panel to the ground to be not more than 10 feet. Second, the Ordinance establishes a minimum buffer distance between the solar panels and external project boundary lines of 100 and 200 feet from neighboring residences or historic structure. In addition, solar panels proposed for this project will have a maximum highest point of 10 feet which is well under the county's stormwater management requirement, further reducing any visual impacts. Also, any existing or proposed plantings or fencing used for buffering shall be maintained or replaced by the applicant. In order to comply with the West Virginia Public Service Commission's Siting Certificate, this solar facility had to conduct an Architectural Survey where the view shed was reviewed from local historic properties and districts. This survey was reviewed and approved by the State Historic Preservation Office (SHPO) of the West Virginia Division of Culture and History.

- The future values will be protected by the fact that the developed areas in the CUP portion can be returned to open land at the conclusion of the Solar leases. Farmers will remain the owners of the land for the foreseeable future.

5. Commercial and Industrial Development Shall be in Conformance with Article 8, Section 8.9:

- This CUP Plan and the Concept Plan Process will be approved with this condition. The Applicant recognizes Section 8.9 and will be in conformance.

6. Traffic

The proposed commercial entrance is on Kabletown Road (CR 25). CR 25 carries around 1,630 Average Daily Traffic (ADT) (West Virginia Division of Transportation Data Viewer). The roadway is one lane in each direction with a posted speed limit of 40 mph. The pavement width is approximately 20 feet with two 10-foot travel lanes, with variable width shoulders from 0 feet to 1.5 feet. The minimum right-of-way width is 30 feet (15 feet from centerline). The road surface appears to be in good condition. Peak period traffic volumes do not exceed 180 vehicles for both directions. Peak traffic periods are 7 to 8 a.m. and 4 to 5 p.m.

- Potesta & Associates, Inc. (POTESTA) contacted the West Virginia Division of Highways' (WVDOH) District 5 office and requested that they review this location off Kabletown Road to determine if this would be a viable entrance location. A stake was placed at the proposed entrance and WVDOH verified, by viewing this stake in the field, that this location should be viable. This information was relayed to POTESTA on June 3, 2020. POTESTA also conducted a sight distance profile and determined that this entrance meets the WVDOH sight distance requirements.
- Due to the limited personnel, the operations and maintenance of the solar facility will result in minimal vehicular traffic generation. Two to three utility-type maintenance vehicles would be anticipated to support the site operations. These vehicles would be anticipated to generate an average of two trips per day with a maximum of four trips per day. The maintenance and operations work efforts would generally require vehicular trips to the site outside of the a.m. and p.m. peak traffic periods. Occasional water delivery trucks (one per week) would be anticipated to the facility, but the need would be sporadic, and their delivery times would vary during the day and would generally be outside of the a.m. and p.m. peak traffic periods. Typical operation and maintenance procedures for the facility would include inspection of each of the solar panel sites on a frequency of at least once per week, informal site inspections and corrective maintenance for the facility occurring on an as-needed basis, conducting ground maintenance of the facility during growing season months (a couple times per year if mechanically mowing), or multiple times per week if managing alternate strategies such as sheep grazing.
- Trip Generation – “Solar Facility” is not listed on table 24-119.B.5.b, nor is it included in the International Transportation Manual; therefore, trip generation data developed for a previous EDF Solar facility project will be presented for this project.

Per “EDF Morris Ridge Solar Farm – Effect on Transportation Report, April 2020”

Trip Generation for Wild Hill

- ☐ Vehicles per Day = 2-3 vpd
- ☐ Maximum and Average Trips Per Day = Max-4 vpd / Ave-2 vpd
- Due to the minimal trips generated by the maintenance and operations of the facility, the existing low volume of traffic along the site access roadways and the rural nature of the site (not an urbanized congested location), the traffic impacts on the roadway operating level of service will be negligible.

Highway Problem Areas

None within a 1-mile radius of the facility's proposed entrance on Kabletown Road, although Highway Problem Areas 27 and 28 are located at two 90-degree turns on Myerstown Road, which connects Kabletown Road to US Route 340. This route from the proposed entrance via Kabletown Road/Myerstown Road to US Route 340 (an arterial route) is not expected to be the common route

from this facility. The common route from this facility to the closest arterial route is expected to be via Kabletown Road to Route 155 and then to US Route 340. If travelers from the facility do access US Route 340 via Myerstown Road, the anticipated very low trip generation from this site is not expected to have an adverse effect on local traffic patterns.

7. Historic Compliance

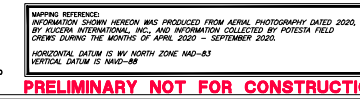
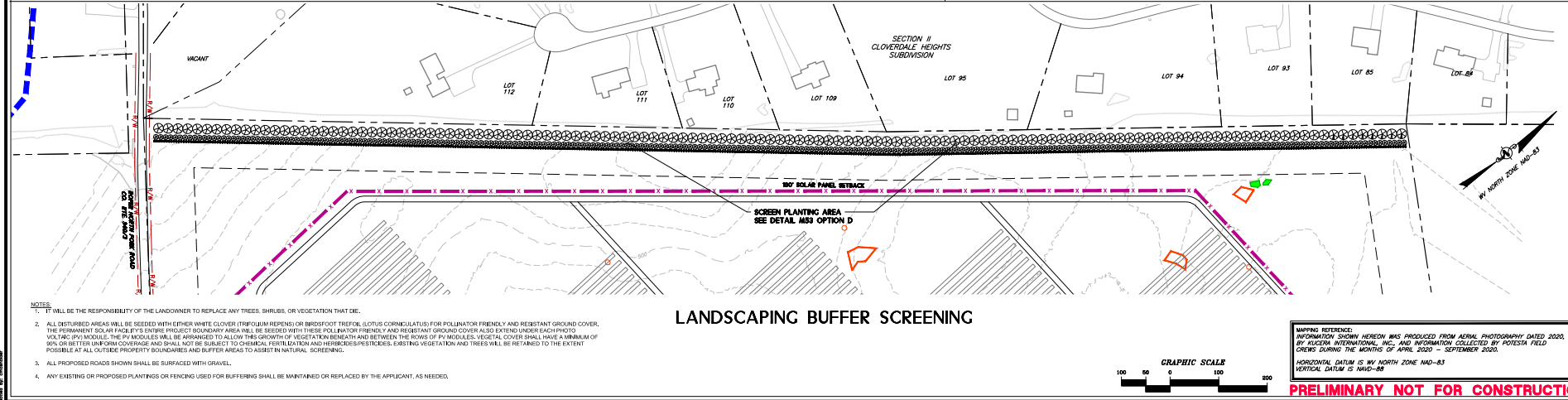
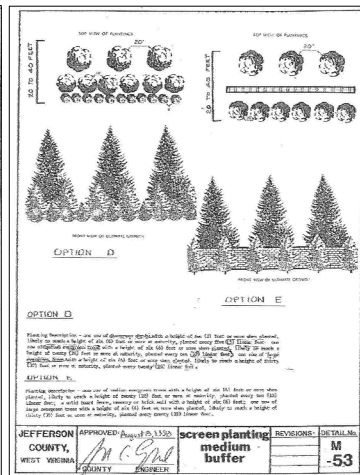
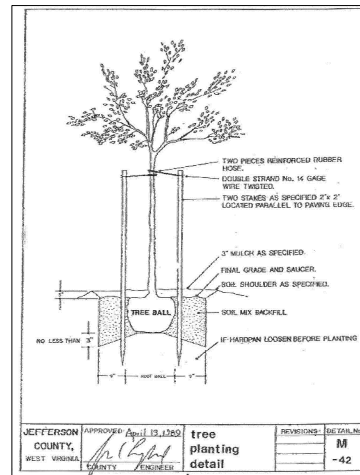
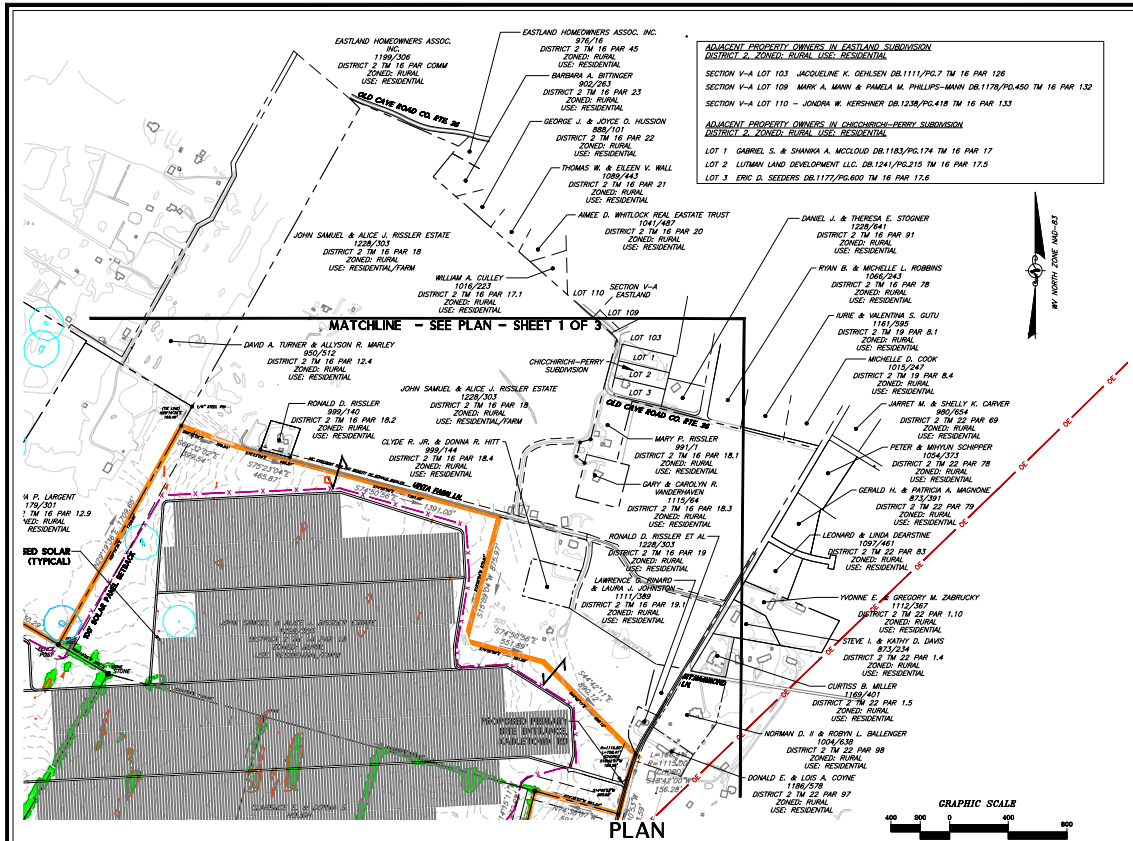
- In order to comply with the West Virginia Public Service Commission's Siting Certificate, this solar facility had to conduct a Phase I Archeological Survey, and Architectural Survey. Both of those surveys were approved by the State Historic Preservation Office (SHPO) of the West Virginia Division of Culture and History.
- The proposed buffering requirements per the ordinance amendment are greater for historic structures and areas, and the plan meets those standards. The Historic Landmarks Commission is welcome to comment on the plan.

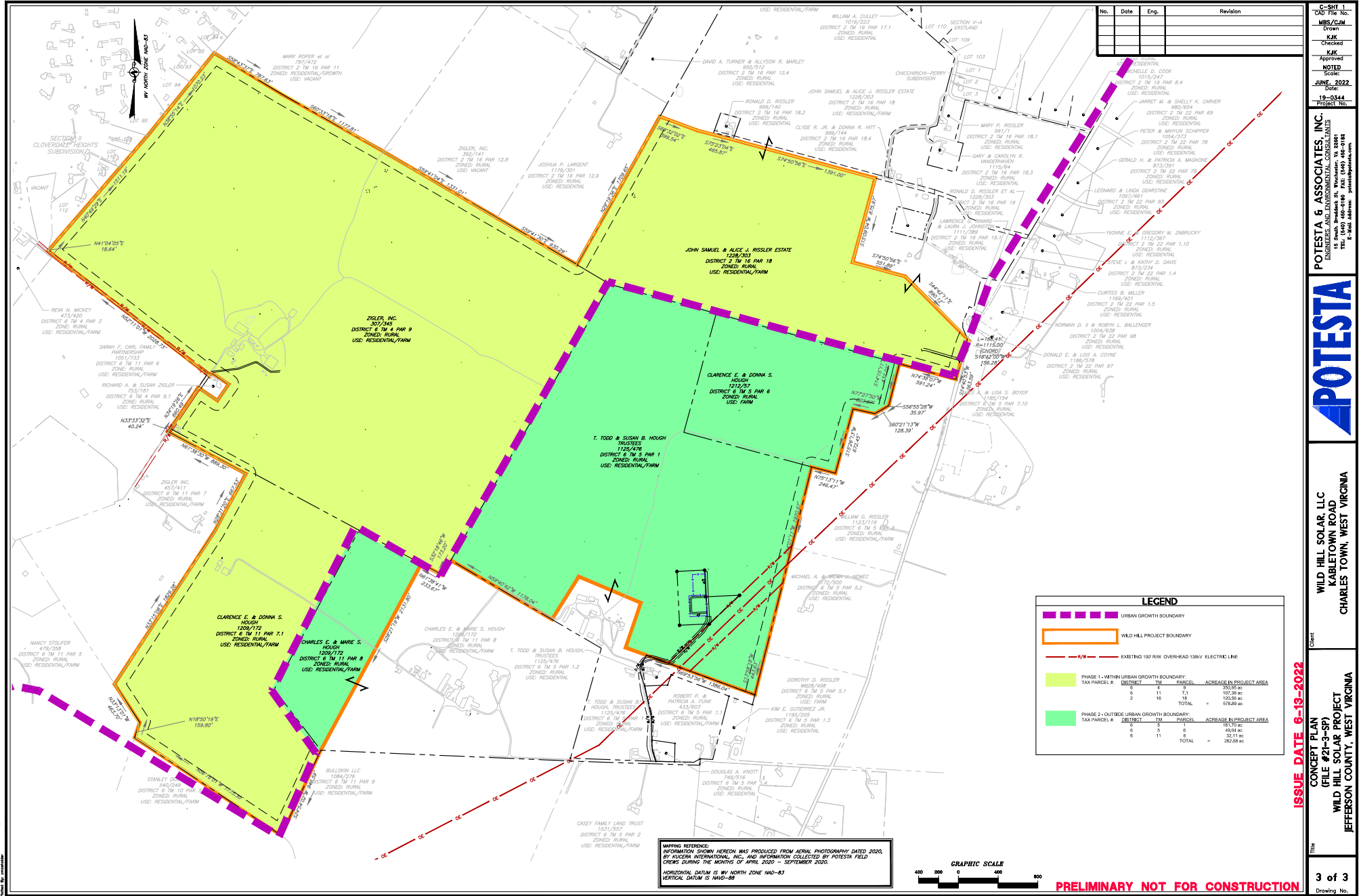
PHYSICAL PROPERTY DETAILS

Property Owner	Charles E. & Marie S. Hough – LIFE	T. Todd & Susan H. Hough, Trustees	Clarence & Donna S. Hough
Physical Address	620 Old Shennandale Road Charles Town, WV 25414	340 Old Shennandale Road Charles Town, WV 25414	Vacant Parcel – north of the property located at 340 Old Shennandale Road Charles Town, WV 25414
Phone Number	(304) 725-5790	(304) 279-0132	(304) 725-9655
Deed Book	1209	1125	1212
Page	172	476	57
Parcel ID	District 6, TM#11, Parcel 8	District 6, TM#5, Parcel 1	District 6, TM#5, Parcel 6
Zoning District	Rural	Rural	Rural
Total Parcel Size	118.05 Acres	206.84 Acres	49.04 Acres
Project Area	32.11 Acres	181.70 Acres	49.04 Acres
in Urban Growth Area?	NO	NO	NO

ADJOINING PROPERTIES

1. TM 5 PAR 5
Owner: William G. & Barbara W. Rissler
Address: 3432 Macintyre Drive, Murrys ville, PA 15668
2. TM 5 PAR 5.2
Owner: Michael A. & Wilma J. Nemec
Address: 5203 Kabletown Road, Charles Town, WV 25414
3. TM 5 PAR 5.1
Owner: Dorothy D. Rissler
Address: 4052 Cypress Street, Zachary, LA 70791
4. TM 5 PAR 1.2
Owner: Todd T. & Susan B. Hough, Trustees
Address: 219 Ann Lewis Road, Charles Town, WV 25414
5. TM 11 PAR 8
Owner: Charles E. & Marie S. Hough
Address: 620 Old Shennandale Road, Charles Town, WV 25414
6. TM 16 PAR18
Owner: John Samuel & Alice J. Rissler Estate
Address: 616 Uinta Farm Lane, Charles Town, WV 25414
7. TM 4 PAR 9
Owner: Zigler, Inc.
Address: 1083 Roper North Fork Road, Charles Town, WV 25414
8. TM 11 PAR 7.1
Owner: Clarence E. & Donna S. Hough
Address: 620 Old Shennandale Road, Charles Town, WV 25414





No.	Date	Eng.	Revision
1			
2			
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5			
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10			

C-SHT 1
CAD FILE NO.
MS/TC/M
Drawn
KJK
Approved
Score
JUNE 2022
19-0344
PROJECT NO.

POTESTA & ASSOCIATES, INC.
LANDSCAPE AND ENVIRONMENTAL CONSULTANTS
15 South Boulevard St., Warrenton, VA 22601
TEL: 540-866-8186 FAX: 540-866-9186
E: info@potesta.com

POTESTA

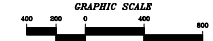
WILD HILL SOLAR, LLC
KABLETOWN ROAD
CHARLES TOWN, WEST VIRGINIA

Client
WILD HILL SOLAR PROJECT
JEFFERSON COUNTY, WEST VIRGINIA

Issue
3 of 3
Drawing No.

LEGEND			
URBAN GROWTH BOUNDARY			
WILD HILL PROJECT BOUNDARY			
EXISTING 110 KV OVERHEAD 138KV ELECTRIC LINE			
PHASE 1 - WITHIN URBAN GROWTH BOUNDARY			
TAX PARCEL #	DISTRICT	TM	ACREAGE IN PROJECT AREA
6	4	8	355.85 ac
6	11	7.1	107.28 ac
2	16	16	135.56 ac
TOTAL			598.69 ac
PHASE 2 - OUTSIDE URBAN GROWTH BOUNDARY			
TAX PARCEL #	DISTRICT	TM	ACREAGE IN PROJECT AREA
6	5	6	45.94 ac
6	11	8	32.17 ac
TOTAL			78.11 ac

MAPING REFERENCE:
INFORMATION SHOWN HEREON WAS PRODUCED FROM AERIAL PHOTOGRAPHY DATED 2020,
BY KUSMA INTERNATIONAL, INC., AND INFORMATION COLLECTED BY POTESTA FIELD
CREWS DURING THE MONTHS OF APRIL 2020 - SEPTEMBER 2020.
HORIZONTAL DATUM IS BY NORTH ZONE NAD-83
VERTICAL DATUM IS NAVD-88



PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT PLAN SUBMITTAL MATERIALS

Wild Hill Solar Project Kabletown, West Virginia

Prepared for:

**Wild Hill Solar, LLC an Indirect Subsidiary of
EDF Renewables, Inc.**

10 Second Street, NE, Suite 400
Minneapolis, Minnesota 55413

Prepared by:

Potesta & Associates, Inc.

7012 MacCorkle Avenue, SE
Charleston, West Virginia 25304
Phone: (304) 342-1400 Fax: (304) 343-9031
Email: potesta@potesta.com

Project No. 0101-19-0344-001

June 9, 2022

The logo graphic consists of a dark blue square on the left and a dark blue triangle on the right, both pointing towards the center.

POTESTA

TABLE OF CONTENTS

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REVISED CONCEPT PLAN SUBMITTAL MATERIALS

Wild Hill Solar Project Kabletown, West Virginia

1.0 PROJECT DESCRIPTION

Wild Hill Solar, LLC (Wild Hill) an indirect subsidiary of EDF Renewables, Inc (EDF), is proposing to construct a 92.5-megawatt alternating current solar energy generating facility, known as Wild Hill Solar (the Project), on approximately 841 acres on six contiguous parcels owned by five separate property owners. The project is located approximately 2.5 miles south of the city of Charles Town situated between U.S. Highway 340 (to the west) and Route 25, Kabletown Road, (to the east) and is surrounded by agricultural and residential land uses. Approximately 579 acres of this solar project land is within the Urban Growth Boundary, and approximately 262 acres are outside of this Urban Growth Boundary. Wild Hill proposes to lease these parcels for a period of 30 or more years. The project will consist of rows of solar modules which are installed in arrays dispersed throughout the leased land. The project will have a substation connected to the existing 138-kilovolt overhead electrical transmission line passing through the southeast corner of the project area. This substation will be situated on a proposed 4.61-acre subdivided parcel which will have a 50-foot access easement through Mr. Todd Hough's property off of Shennandale Road. The project will include internal access roads, commercial entrance(s), will be surrounded by security fencing and required zoning buffer, and stormwater management.

2.0 PROJECT AND ADJOINING PROPERTIES

Parcels to be Leased (within Solar Project)

Property Owner	Zigler, Inc.	Clarence & Donna S. Hough	John Samuel & Alice J. Rissler Estate	Charles E. & Marie S. Hough – LIFE	T. Todd & Susan H. Hough, Trustees	Clarence & Donna S. Hough
Physical Address	1079 Roper North Fork Rd., Charles Town, WV 25414	Vacant Parcel - east of the property located at 1343 Roper North Fork Rd. Charles Town, WV 25414	616 Uinta Farm Ln., Charles Town, WV 25414	620 Old Shennandale Rd., Charles Town, WV 25414	340 Old Shennandale Rd., Charles Town, WV 25414	Vacant Parcel – north of the property located at 340 Old Shennandale Rd., Charles Town, WV 25414
Deed Book	307	1209	1228	1209	1125	1212
Page	345	172	303	172	476	57
Parcel ID	District 6, TM#4, Parcel 9	District 6, TM#11, Parcel 7.1	District 2, TM#16, Parcel 18	District 6, TM#11, Parcel 8	District 6, TM#5, Parcel 1	District 6, TM#5, Parcel 6
Zoning District	Rural	Rural	Rural	Rural	Rural	Rural

Total Parcel Size	350.95 Acres	107.38 Acres	293.33 Acres	118.05 Acres	206.84 Acres	49.04 Acres
Project Area	350.95 Acres	107.38 Acres	120.56 Acres	32.11 Acres	181.70 Acres	49.04 Acres
in Urban Growth Area?	YES	YES	YES	NO	NO	NO

Adjoining Property Information

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Vacant TM 4 PAR 4
Owner: Cloverdale Heights Homeowners Association Inc.
Address: 209 Cloverdale Road
Charles Town, WV 25414
Zoned: Rural</p> <p>2. Lot 112 TM 4 PAR 121
Owner: Amanda L. Thomas
Address: 153 Heath Court
Charles Town, WV 25414
Zoned: Rural</p> <p>3. Lot 111 TM 4 PAR 120
Owner: Glendwell J. & Joann L. Lloyd
Address: 133 Heath Court
Charles Town, WV 25414
Zoned: Rural</p> <p>4. Lot 110 TM 4 PAR 119
Owner: William P. & Jamie L. Loewendick
Address: 111 Heath Court
Charles Town, WV 25414
Zoned: Rural</p> <p>5. Lot 109 TM 4 PAR 118
Owner: Timothy B. & Marta C. Sheehy
Address: 71 Heath Court
Charles Town, WV 25414
Zoned: Rural</p> <p>6. Lot 95 TM 4 PAR 104
Owner: Lowell V. & Teresa L. Barnard
Address: 362 Cloverdale Road
Charles Town, WV 25414
Zoned: Rural</p> | <p>7. Lot 94 TM 4 PAR 103
Owner: Nathan A. & Katie S. Madrid
Address: 434 Cloverdale Road
Charles Town, WV 25414
Zoned: Rural</p> <p>8. Lot 93 TM 4 PAR 102
Owner: Jamie H. & Gary D. Sharp
Address: 46 Brighton Place
Charles Town, WV 25414
Zoned: Rural</p> <p>9. Lot 85 TM 4 PAR 94
Owner: Steven Krop
Address: 544 Cloverdale Road
Charles Town, WV 25414
Zoned: Rural</p> <p>10. Lot 84 TM 4 PAR 93
Owner: Randy T. & Teresa R. Kelley
Address: 582 Cloverdale Road
Charles Town, WV 25414
Zoned: Rural</p> <p>11. TM 16 PAR 11
Owner: Mark E. Roper, et al.
Address: 418 S. Samuel Street
Charles Town, WV 25414
Zoned: Residential/Growth</p> <p>12. TM 16 PAR 12.8
Owner: Zigler Inc.
Address: 1343 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

13. TM 16 PAR 12.9
Owner: Joshua P. Largent
Address: 469 Sanctuary Lane
Charles Town, WV 25414
Zoned: Rural
14. TM 16 PAR 18
Owner: John Samuel & Alice J. Rissler
Estate
Address: 616 Uinta Farm Lane
Charles Town, WV 25414
Zoned: Rural
15. TM 16 PAR 18.2
Owner: Ronald D. & Tracey H. Rissler
Address: 616 Uinta Farm Lane
Charles Town, WV 25414
Zoned: Rural
16. TM 16 PAR 19.1
Owner: Lawrence G. Rinard & Laura J.
Johnston
Address: 5731 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
17. TM 5 PAR 5
Owner: William G. & Barbara W.
Rissler
Address: 3432 Macintyre Drive
Murrysville, PA 15668
Zoned: Rural
18. TM 5 PAR 5.2
Owner: Michael A. & Wilma J. Nemec
Address: 5203 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
19. TM 5 PAR 5.1
Owner: Dorothy D. Rissler
Address: 4052 Cypress Street
Zachary, LA 70791
Zoned: Rural
20. TM 5 PAR 1.2
Owner: Todd T. & Susan B. Hough,
Trustees
Address: 219 Ann Lewis Road
Charles Town, WV 25414
Zoned: Rural
21. TM 5 PAR 1
Owner: Todd T. & Susan B. Hough,
Trustees
Address: 219 Ann Lewis Road
Charles Town, WV 25414
Zoned: Rural
23. TM 11 PAR 9
Owner: Bullskin LLC
Address: 3250 Highland Place
Washington, DC 20008
Zoned: Rural
24. TM 10 PAR 5
Owner: Stanley W. Jr. & Katherine B. Dunn
Address: 1371 Meyerstown Road
Charles Town, WV 25414
Zoned: Rural
25. TM 11 PAR 5
Owner: Nancy C. Stolipher
Address: 1599 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural
26. TM 11 PAR 7
Owner: Zigler Inc.
Address: 1083 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural
27. TM 11 PAR 6
Owner: Sarah F. Carl Family
Partnership
Address: 14707 Essington Road
Rockville, MD 20853
Zoned: Rural

28. TM 4 PAR 9.1
Owner: Richard A. & Susan Zigler
Address: 1083 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural
29. TM 4 PAR 3.1
Owner: Reva N. Mickey
Address: 377 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural
30. TM 5 PAR 1.4
Owner: Douglas A. Knott
Address: 336 Old Shennandale Road
Charles Town, WV 25414
Zoned: Rural
31. TM 5 PAR 1.3
Owner: Kim E. Gutierrez Jr.
Address: 182 Old Shennandale Road
Charles Town, WV 25414
Zoned: Rural
32. TM 5 PAR 1.1
Owner: Robert P. & Patricia A. Funk
Address: 252 Old Shennandale Road
Charles Town, WV 25414
Zoned: Rural
33. TM 22 PAR 97
Owner: Donald E. & Lois A. Coyne.
Address: 5712 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
34. TM 5 PAR 7.10
Owner: James A. & Lisa S. Boyer
Address: 5404 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
35. TM 19 PAR 8.4
Owner: Michelle D. Cook
Address: 6171 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
36. TM 19 PAR 8.1
Owner: Iurie & Valentina S. Gutu
Address: 80 Old Cave Road
Charles Town, WV 25414
Zoned: Rural
37. TM 16 PAR 78
Owner: Ryan B. & Michelle L. Robbins
Address: 18 Devonshire Drive
Charles Town, WV 25414
Zoned: Rural
38. TM 16 PAR 91
Owner: Daniel J. & Theresa E. Stogner
Address: 27 Devonshire Drive
Charles Town, WV 25414
Zoned: Rural
39. TM 16 PAR 17.6
Owner: Eric D. Seeders
Address: 300 Old Cave Road
Charles Town, WV 25414
Zoned: Rural
40. TM 16 PAR 18.1
Owner: Mary P. Rissler
Address: 279 Old Cave Road
Charles Town, WV 25414
Zoned: Rural
41. TM 16 PAR 18.3
Owner: Gary & Carolyn R. Vanderhaven
Address: 283 Old Cave Road
Charles Town, WV 25414
Zoned: Rural

42. TM 16 PAR 18.4
Owner: Clyde R. Jr. & Donna R. Hitt
Address: 97 Water Side Street
Ridgely, WV 26753-7336
Zoned: Rural
43. TM 16 PAR 17.5
Owner: Lutman Land Development LLC
Address: 412 W. Burr Boulevard
Kearneysville, WV 25430
Zoned: Rural
44. TM 16 PAR 17
Owner: Gabriel S. & Shanika A. McCloud
Address: 53 Monte Carlo Way
Charles Town, WV 25414
Zoned: Rural
45. TM 16 PAR 126
Owner: Jacqueline K. Oehlsen
Address: 32 Abbington Court
Charles Town, WV 25414
Zoned: Rural
46. TM 16 PAR 132
Owner: Mark A. Mann & Pamela M. Phillips-Mann
Address: 41 Abbington Court
Charles Town, WV 25414
Zoned: Rural
47. TM 16 PAR 133
Owner: Jondra W. Kershner
Address: 26 Sheffield Court
Charles Town, WV 25414
Zoned: Rural
48. TM 16 PAR 17.1
Owner: William A. Culley
Address: PO Box 217
Summit Point, WV 25446
Zoned: Rural
49. TM 16 PAR 20
Owner: Aimee D. Whitlock Real Estate Trust
Address: 39 Terrace View
Charles Town, WV 25414
Zoned: Rural
50. TM 16 PAR 21
Owner: Thomas W. & Eileen V. Wall
Address: 75 Terrace View
Charles Town, WV 25414
Zoned: Rural
51. TM 16 PAR 22
Owner: George J. & Joyce O. Hussion
Address: 95 Terrace View
Charles Town, WV 25414
Zoned: Rural
52. TM 16 PAR 23
Owner: Barbara A. Bittinger
Address: 123 Terrace View
Charles Town, WV 25414
Zoned: Rural
53. TM 16 PAR 45
Owner: Eastland Homeowners Assoc. Inc.
Address: PO Box 21
Rippon, WV 25441
Zoned: Rural
54. TM 16 PAR 12.4
Owner: David A. Turner & Allyson R. Marley
Address: PO Box 1072
Harpers Ferry, WV 25425
Zoned: Rural
55. TM 22 PAR 78
Owner: Peter & Mihyun Schipper
Address: 30 Green Valley Drive
Charles Town, WV 25414
Zoned: Rural

56. TM 22 PAR 79
Owner: Gerald H. & Patricia A. Magnone
Address: PO Box 1311
Charles Town, WV 25414
Zoned: Rural
57. TM 22 PAR 83
Owner: Leonard & Linda Dearstine
Address: 40 Windsor Drive
Charles Town, WV 25414
Zoned: Rural
58. TM 22 PAR 1.10
Owner: Yvonne E. & Gregory M. Zabrucký
Address: 5952 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
59. TM 22 PAR 1.4
Owner: Steve I. & Kathy D. Davis
Address: 5908 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
60. TM 22 PAR 1.5
Owner: Curtiss B. Miller
Address: 19 Mt. Hammond Lane
Charles Town, WV 25414
Zoned: Rural
61. TM 22 PAR 98
Owner: Norman D. II & Robyn L. Ballenger
Address: 20 Mount Hammond Lane
Charles Town, WV 25414
Zoned: Rural
62. TM 16 PAR 19
Owner: Ronald D. Rissler Et al.
Address: 616 Uinta Farm Lane
Charles Town, WV 25414
Zoned: Rural
65. TM 5 PAR 2
Owner: Casey Family Land Trust
Address: 118 Country Club Circle
Winchester, VA 22602
Zoned: Rural
66. TM 22 PAR 69
Owner: Jarret M. & Shelly K. Carver
Address: 20 Green Valley Drive
Charles Town, WV 25414
67. TM 16 PAR COMM
Owner: Owner: Eastland Homeowners Assoc. Inc.
Address: P.O. Box 21
Rippon, WV 25441

3.0 TRAFFIC IMPACT DATA

The Average Daily Traffic (ADT) of Adjoining Road (at proposed entrance) - Berryville Pike (US Route 344) carries approximately 14,003 ADT near Wheatland and Roper North Road Intersection. The roadway transitions from two lanes to four lanes near this intersection and has a posted speed of 55 mph. Kabletown Road (CR 25) carries around 1,630 ADT (West Virginia Division of Transportation Data Viewer). The roadway is one lane in each direction with a posted speed limit of 40 mph. The pavement width is approximately 20 feet with two 10-foot travel lanes, with variable width shoulders from 0 feet to 1.5 feet. The minimum right-of-way width is 30 feet (15 feet from centerline). The road surface appears to be in good condition. Peak period traffic volumes do not exceed 180 vehicles for both directions. Peak traffic periods are 7 to 8 am and 4 to 5 pm.

Potesta & Associates, Inc. (POTESTA) contacted the West Virginia Division of Highways' (WVDOH) District 5 office and requested that they review this location to determine if this would be a viable entrance location. A stake was placed at the proposed entrance and WVDOH verified, by viewing this stake in the field, that this location should be viable and relayed this information to POTESTA on June 3, 2020. POTESTA also conducted a sight distance profile and determined that this entrance meets the WVDOH sight distance requirements.

Trip Generation – “Solar Facility” is not listed on table 24-119.B.5.b, nor is it included in the International Transportation Manual; therefore, trip generation data developed for a previous EDF Solar facility project will be presented for this project.

Per “EDF Morris Ridge Solar Farm – Effect on Transportation Report, April 2020”

Maintenance and Operations Traffic Trip Generation

Due to the limited personnel, the operations and maintenance of the Project will result in minimal vehicular traffic generation. Two to three utility type maintenance vehicles would be anticipated to support the site operations. These vehicles would be anticipated to generate an average of two trips per day with a maximum of four trips per day. The maintenance and operations work efforts would generally require vehicular trips to the site outside of the AM and PM peak traffic periods. Occasional water delivery trucks (one per week) would be anticipated to the Project but the need would be sporadic, and their delivery times would vary during the day and would generally be outside of the AM and PM peak traffic periods. Typical operation and maintenance procedures for the facility would include:

- Inspection of each of the solar panel sites on a frequency of at least once per week.
- Informal site inspections and corrective maintenance for the facility occurring on an as-needed basis.
- Conducting ground maintenance of the facility during growing season months; a couple times per year if mechanically mowing, or multiple times per week if managing alternate strategies such as sheep grazing.

Due to the minimal trips generated by the maintenance and operations of the facility, the existing low volume of traffic along the site access roadways, and the rural nature of the site (not an urbanized congested location), the traffic impacts on the roadway operating level of service will be negligible.

Trip Generation for Wild Hill

- Vehicles per Day = 2-3 vpd
- Maximum and Average Trips Per Day = Max-4 vpd / Ave-2 vpd

Highway Problem Area

None within a 1-mile radius of the project (Envision Jefferson 2035 Comprehensive Plan, dated 2015)

Nearest Key Intersections

- (1) Route 25/3 Shennandale Road with Route 25 Kabletown Road (secondary) from 0.8 mile from proposed entrance.
- (2) Route 115 Shennandale Road (Primary) with Route 25 Kabletown Road (secondary) from 1.8 miles from proposed entrance. (Envision Jefferson 2035 Comprehensive Plan, dated 2015)

4.0 STORMWATER NARRATIVE

Stormwater Management for this solar project will follow the amended Jefferson County Stormwater Management Ordinance, Article I D.2.h for Solar Energy Facilities. A stormwater Management report with documentations and drawings will be submitted to Jefferson County for review and approval.

The solar project will also develop the required Erosion and Sediment Control Plan Stormwater Pollution Prevention Plan, and Groundwater Protection Plan to make application to register for the West Virginia Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) permit for this construction.

The solar facility will be constructed on agricultural land, normally planted in row crops, hay/straw and used for grazing. The solar facility will be seeded with pollinator friendly and resistant ground cover such white clover or equivalent and will not be used for grazing.

5.0 LANDSCAPING AND GROUND COVER PLAN

Disturbed areas will be seeded with either white clover (*trifolium Repens*) or Birdsfoot Trefoil (*Lotus Corniculatus*) for pollinator friendly and resistant ground cover. The permanent solar facility's entire project boundary area will be seeded with these pollinator friendly and resistant ground cover to also extend under each Photo Voltaic (PV) module. The PV modules will be arranged to allow this growth of vegetation beneath and between the rows of PV modules. Vegetal cover shall have a minimum of 90 percent or better uniform coverage and shall not be subject to chemical fertilization and herbicides/pesticides. Existing vegetations and trees will be retained to the extent possible at outside property boundaries and buffer areas to assist in natural screening.

6.0 DECOMMISSIONING PLAN OUTLINE*

DECOMMISSIONING

DECOMMISSIONING DURING CONSTRUCTION, ABANDONMENT, OR COMPLETION OF PROJECT

- Completed useful life of the project (30 years life expected) or if the project is deenergized for greater than six months, decommissioning plan will go into effect.
- Or unlikely event that construction cannot be completed.

DECOMMISSIONING AFTER CEASING OPERATION

- Operational lifespan of 30 or more years. Proper maintenance, component replacement and repowering can extend life.

GENERAL ENVIRONMENTAL PROTECTION DURING DECOMMISSIONING

- General environmental protection and mitigation measures would be implemented. (similar to construction phase).

PRE-DISMANTLING ACTIVITIES

- De-energized and isolated from all external electrical lines.
- Staging areas would be delineated at appropriate locations.
- Temporary erosion and sedimentation control measures will be implemented.

EQUIPMENT DISMANTLING AND REMOVAL

Solar Panels

- Each panel will be disconnected and unfastened from the mounting rack and removed.
- Fixed racks be disassembled and removed from the site.
- The pilings will be removed.
- The metal racking components may be reused or recycled for future use.

Electrical Equipment and Collector System Inverters

- Will be removed and shipped off-site for eventual reuse or disposal.
- The piles and associated foundations will be removed from the site.
- Decommission up to the point of interconnection.

Substation

- All aboveground structure and electrical equipment will be removed.
- Land to be restored to original grade.
- Concrete foundations removed to at least 3 feet below original grade.
- All granular and geotextile materials would be removed.

Access Roads

- All access roads will be removed.
- All granular and geotextile materials would be removed from the site by dump truck.

Storage Infrastructure and Perimeter Fence

- Storage and operation infrastructure (e.g., temporary construction trailer) will be removed from the site by truck.
- Foundations associated with these facilities would be removed to a depth of at least 3 feet below original grade.
- Perimeter fencing would be removed and recycled or reused unless landowner(s) prefers to retain portions of fence.

SITE REHABILITATION/RESTORATION - Rehabilitation Plan will develop at the time of decommissioning. To include:

- Agricultural areas will be restored to their original condition, as appropriate.
- Access roads and other compacted areas to be de-compacted, and returned to pre-construction condition, or natural grade as appropriate.
- Disturbed areas will be immediately returned to agricultural uses.
- Erosion and sediment control left in place until ground cover is fully established.

Water Quality

- Jefferson County to be consulted for any decommissioning work near streams/waterbodies.

Agricultural Lands

- Any agricultural lands that have become compacted would be de-compacted and returned to pre-construction condition, or natural grade as appropriate.

Spills

- Strict spill prevention and spill response procedures will be in place

MANAGING EXCESS MATERIALS AND WASTE

Typical waste materials and modes of disposal:

- Concrete foundations - Crush and recycle as granular material.
- Solar Panels - Reuse or recycle.
- Steel and aluminum racks and mounts - Salvage for reuse or recycle for scrap.
- Cabling – Recycle.
- Inverter step-up transformers, inverters, and circuit breakers - Salvage for reuse or recycle for scrap.
- Granular material - Reuse or dispose in landfill.
- Oils/lubricants – Recycle.
- Hazardous materials - Dispose through licensed hauler.

- Geotextile material - Dispose in landfill.
- Miscellaneous non-recyclable materials - Dispose in landfill.

EMERGENCY RESPONSE AND COMMUNICATIONS PLANS

- Environmental Procedures.
- Occupational Health and Safety Procedures.
- Health and Safety Plan considering both public and occupational health and safety issues.

**Decommissioning plan will adhere to any plan approved by the Jefferson County Commission.*