

# Wild Hill Solar Project Jefferson County, West Virginia

Wild Hill Solar, LLC – an indirect subsidiary of EDF Renewables, Inc.

Presented to the:  
Jefferson County Commission  
Board of Zoning Appeals

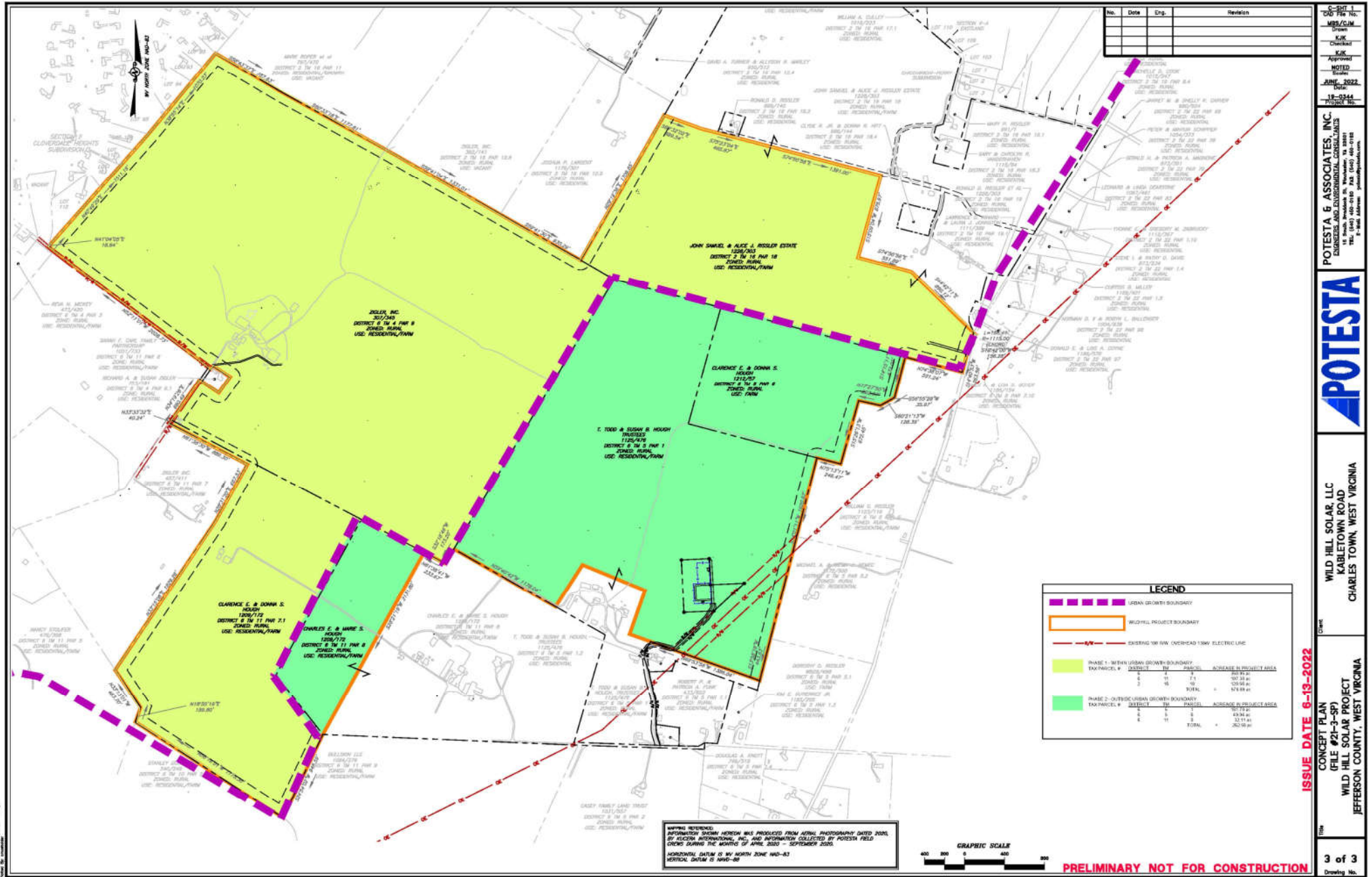
7012 MacCorkle Avenue, SE  
Charleston, West Virginia 25304  
Morgantown, WV    Winchester, VA

August 25, 2022

Potesta & Associates, Inc.  
Engineers & Environmental Consultants  
Project No. 0101-19-0344-001

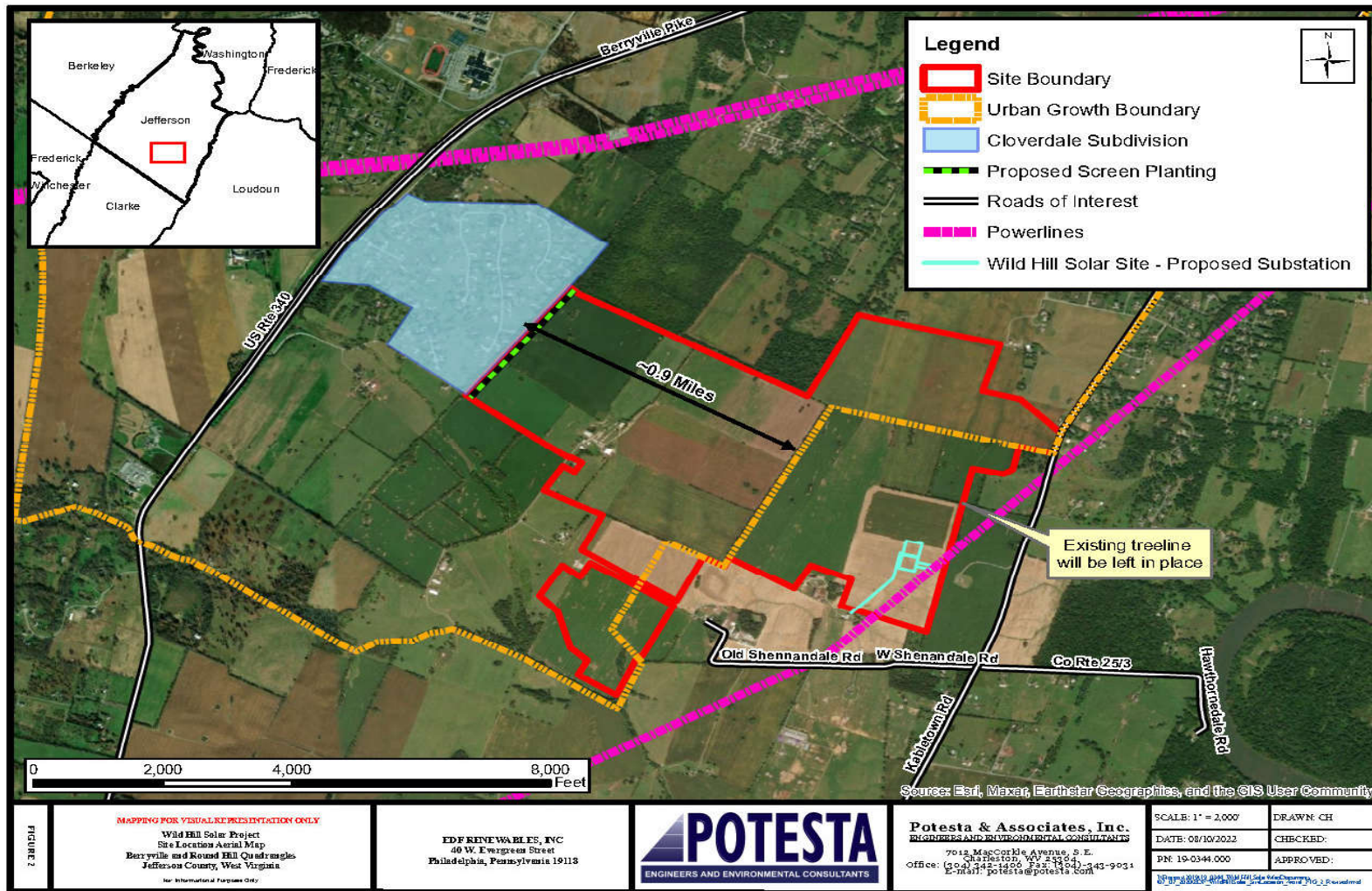
# INTRODUCTION

- ▶ Project consists of constructing a solar farm
  - “Wild Hill Solar Project”
- ▶ Total project area – 841.47 acres of routinely-disturbed farmland on 6 parcels
  - Outside Urban Growth Boundary - CUP 262.58 acres (surrounds transmission line)
  - Inside Urban Growth Boundary - PPU 578.89 acres
- ▶ 92.5-megawatt photovoltaic (PV) solar farm
- ▶ Connects to existing 138 kV transmission line grid that bisects the project area





# PROJECT LOCATION







# PROJECT DETAILS

- ▶ All electrical lines for the facility will be underground
- ▶ Substation adjacent to onsite, existing 138-kilovolt transmission line
- ▶ Project life span ~30 years
- ▶ Decommissioning Plan calls for removal of all components at end of project life
- ▶ Site bonding will be in compliance with West Virginia Department of Environmental Protection



# COMPREHENSIVE PLAN – RECOMMENDATIONS AND GOALS

- ▶ 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
- ▶ Development of facility will follow compliance with both the Zoning and Concept Plan Standards

# RECOMMENDATIONS AND GOALS CONT.

- ▶ The Comprehensive Plan recommends the following:
  - Encourage public entities to utilize alternative and renewable energy sources, specifically solar
  - Enable the construction of renewable energy generation facilities
  - Consider implementation of alternative energy systems
  - Encourage the creation of and use of a variety of energy sources (including renewable energy)



# RECOMMENDATIONS AND GOALS CONT.

## ► Scale and Intensity

- The CUP area of the project will remain compatible with the surrounding land uses in terms of sound, traffic, dust, and other activities involved in the farming of the surrounded area
- The CUP will be adjacent to, and a continuation of, a larger proposed solar facility within the Urban Growth Boundary, subject to the PPU process, which was already passed with the Concept Plan 21-3-SP.
- Solar will be less intrusive than a permitted residential development in the rural district which could develop one house lot for every 5 acres
- Project will utilize industry approved materials

# RECOMMENDATIONS AND GOALS CONT.

## ► Future Land Use

- Land use for solar use will be no more intensive than existing farm use
- Several of the property owners have adjacent parcels to the proposed solar facility, and will continue to be farmed
- Suitable buffers to neighboring properties will be installed and maintained
- Land can be converted back to farmland after decommissioning
- Solar facility has easy access to the grid - no new transmission lines are required for the project

# RECOMMENDATIONS AND GOALS CONT.

## ► Neighborhood Character

- Facility will follow the buffer requirements set forth by County
- Solar standards are greater than many other higher intensity commercial developments.
- Most of the area subject to Wild Hill facility is on, and adjacent to, agricultural lands that are already buffered from housing and roads
- County screening and setback requirements minimize visual impacts



# RECOMMENDATIONS AND GOALS CONT.

- ▶ Neighborhood Character Cont.
  - Site will be seeded with pollinator friendly and resistant ground cover
  - Existing vegetation and buffer trees will be retained to extent possible for natural screening.
  - Site entrance is off Kabletown Road and will be surrounded by security fencing and required zoning buffer, screening and stormwater management

# RECOMMENDATIONS AND GOALS CONT.

- ▶ Commercial and Industrial Development
  - Wild Hill recognizes that the project must be in conformance with all environmental standards as described in Article 8, Section 8.9

# TRAFFIC

- ▶ The operation and maintenance of the solar facility will result in minimal vehicular traffic generation
- ▶ A preliminary review of the construction entrance with the WVDOT was performed and verified



# HISTORIC COMPLIANCE

- ▶ To comply with WVPSC Siting Certificate, Wild Hill consulted with the WV State Historic Preservation Office
- ▶ Wild Hill conducted a Phase I Archaeological Survey and Architectural Survey
- ▶ According to the JC Landmark Commission online maps and database, there are no Category I or II sites on, or adjacent to, the project

# CONCLUSION

- ▶ Construction 2Q 2024
- ▶ Initial Contract for 30 years
- ▶ Can be decommissioned very easily and returned to previous land use
- ▶ Requires little ongoing maintenance
- ▶ Questions or comments?

# CONTACT INFORMATION

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