



Jefferson County, West Virginia
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 E. Washington Street, 2nd Floor
Charles Town, West Virginia 25414

Email: zoning@jeffersoncountywv.org

Phone: 304-728-3228

June 1, 2023

P.J. Raco Consulting, LLC
Attn: Paul Raco (email)

RE: Wild Hill Solar Project – Revised Conditional Use Permit to correct applicant information.

Mr. Raco:

Enclosed is a copy of the revised Conditional Use Permit for Wild Hill Solar, LLC to operate a Solar Energy Facility. Approval was granted by the Board of Zoning Appeals on August 25, 2022 (File #22-5-CUP) and the Conditional Use Permit was issued on September 30, 2022.

The revision was completed in response to a request to correct the applicant name from EDF Renewables to Wild Hill Solar, LLC to be consistent with the original application. The revision to the permit is highlighted in yellow. Said revision shall not extend any timelines related to commencement of the land use as noted on the permit and in the last paragraph of this letter.

Please review the Restrictions/Conditions noted in the Permit. Any future change in use or expansion will require processing through the Jefferson County Department of Engineering, Planning, and Zoning to ensure compliance with applicable County Regulations.

The attached Permit was issued conditioned upon all other approvals/permits being obtained from any local, state, or federal agencies, as required.

In accordance with Section 3.2G of the Zoning Ordinance, a Conditional Use Permit shall become void eighteen (18) months after the date of issuance if the construction or use for which the permit was issued has not commenced. Therefore, if the use has not commenced by March 30, 2024, the Conditional Use Permit will expire, unless an extension is granted. If an extension is required, the request must be submitted to our Office, for consideration by the Board of Zoning Appeals, prior to the expiration date.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Alexandra Beaulieu
Zoning Administrator



JEFFERSON COUNTY, WEST VIRGINIA

OFFICE OF PLANNING AND ZONING

116 EAST WASHINGTON STREET

CHARLES TOWN, WV 25414

CONDITIONAL USE PERMIT

WILD HILL SOLAR PROJECT

FILE #22-5-CUP

This is to certify that effective September 30, 2022, a Conditional Use Permit has been issued for the following:

Project Name: Wild Hill Solar
Approved Use: Solar Energy Facility
Project Applicant: **Wild Hill Solar, LLC** / Attn: Chris Sternhagen
Applicant Contact: Christopher.sternhagen@edf-re.com / 612-486-4513
Project Consultant: Potesta & Associates, Inc / Attn: Joe Knechtel, P.E.
Consultant Contact: kjknechtel@potesta.com / 540-450-0180

Property Owners:	Clarence & Donna Hough	Todd & Susan Hough, Tr	Charles & Marie Hough - Life
Parcel IDs:	06000500060000	06000500010000	06001100080000
Deed Reference:	DB: 1224 @ PG: 469	DB: 1125 @ PG: 476	DB: 1209 @ PG: 172
Zoning District:	Rural	Rural	Rural
Parcel Size:	49.02 acres	204.58 acres	118 acres
Project Area:	49.02 acres	181.70 acres	32.11 acres

Pursuant to Article 6 of the Jefferson County Zoning Ordinance, the Board of Zoning Appeals held a public hearing on August 25, 2022 for the purpose of determining if the Conditional Use met the criteria outlined in Section 6.3A.1-8 and Section 8.20A. Finding that the Conditional Use met all the criteria, the Board voted to **Grant** the requested Conditional Use Permit as presented, with the following conditions of approval:

1. The applicant is bound by their testimony.
2. The applicant shall process a Concept Plan through the Planning Commission.
3. The project shall comply with all local, state, and federal regulations.

In the event that the operation of this land use has not commenced by March 30, 2024, this Permit will expire. Prior to the expiration date, an extension request must be submitted to the Office for consideration by the Board of Zoning Appeals. See Section 3.2G of the Jefferson County Zoning and Land Development Ordinance, as amended June 16, 2022.

This Permit in no way relieves the Owner or Applicant from any requirements of Jefferson County Ordinances or Regulations unless the appropriate waivers/variances are granted by the appropriate County authority.

Alexandra Beaulieu
Zoning Administrator

June 1, 2023

Date

