



# Jefferson County, West Virginia

Office of Planning and Zoning  
116 East Washington Street, 2<sup>nd</sup> Floor  
Charles Town, WV 25414

Email: [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org)

Phone: (304) 728-3228

October 24, 2022

EDF Renewables  
Attn: Chris Sternhagen  
[christopher.sternhagen@edf-re.com](mailto:christopher.sternhagen@edf-re.com)

Mr. Sternhagen,

Enclosed is a copy of the issued Zoning Certificate for the following land use:

Zoning Certificate #22-56-ZC: Solar Energy Facility

Please review the Restrictions/Conditions noted in the Certificate. 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.

Additional processing through the following government agencies *may* be required **prior** to the commencement of the approved land use and/or any related construction, including interior renovations and/or repairs:

- Office of Building Permits & Inspections: 304-725-2998\*
- Office of Impact Fees, Contact Michelle Mason: 304-728-3331
- State Fire Marshal: 304-558-2191
- West Virginia Division of Highways (entrance permit): 681-320-2039
- Jefferson County Health Department (well & septic): 304-728-8416

*\*A Stormwater Management Report approved by the County Engineer is required prior to application of a building permit.*

Should you have any questions, please contact our office.

Sincerely,

Alexandra Beaulieu  
Zoning Administrator

CC: Potesta & Associates, Inc.  
Attn: Joe Knechtel, P.E. (email)  
  
P.J. Raco Consulting, LLC  
Attn: Paul Raco (email)

CC: Todd & Susan Hough (mail)  
Clarence & Donna Hough (mail)  
Charles & Marie Hough – Life (mail)  
Ronald Rissler, et al (mail)  
Zigler, Inc. (mail)



# JEFFERSON COUNTY, WEST VIRGINIA

## OFFICE OF PLANNING AND ZONING

116 EAST WASHINGTON STREET, P.O. BOX 716

CHARLES TOWN, WV 25414

### ZONING CERTIFICATE - FILE #22-56-ZC

#### **WILD HILL SOLAR**

This is to certify that the intended land use is permitted as it is proposed in the submitted application. Approval is subject to the conditions listed below.

**Project Name:** Wild Hill Solar  
**Project Applicant:** EDF Renewables / Attn: Chris Sternhagen  
**Applicant Contact:** Christopher.Sternhagen@edf-re.com  
**Project Consultant:** Potesta & Associates, Inc. / Attn: Joe Knechtel, P.E.  
**Consultant Contact:** kjknechtel@potesta.com / 540-450-0180

<b>Property Owners:</b>	Zigler, Inc.	Clarence & Donna Hough	Todd & Susan Hough, Tr
<b>Parcel IDs:</b>	06000400090000	06001100070001	06000500010000
<b>Deed Reference:</b>	DB: 307 @ PG: 345	DB: 1209 @ PG: 172	DB: 1125 @ PG: 476
<b>Zoning District:</b>	Rural	Rural	Rural
<b>Parcel Size:</b>	349.9 acres	107.16 acres	204.58 acres
<b>Property Owners:</b>	Ronald Rissler, et al	Clarence & Donna Hough	Charles & Marie Hough
<b>Parcel IDs:</b>	02001600180000	06000500060000	06001100080000
<b>Deed Reference:</b>	DB: 1228 @ PG: 303	DB: 1224 @ PG: 469	DB: 1209 @ PG: 172
<b>Zoning District:</b>	Rural	Rural	Rural
<b>Parcel Size:</b>	289.57 acres	49.04 acres	118 acres

#### APPROVED USE

##### **Solar Energy Facility**

Construction of a 92.5-megawatt alternating current solar energy facility with a substation connecting to the existing overhead electrical transmission line. The project will be developed across six contiguous parcels comprised of approximately 841 acres owned by five separate property owners (File: 22-9-SP).

#### RESTRICTIONS/CONDITIONS:

- The land use shall comply with Section 8.20 of the Zoning Ordinance.
- Applicant is bound by their testimony as presented to the Board of Zoning Appeals on August 25, 2022 (File #22-5-CUP) and the testimony presented to the Planning Commission on September 13, 2022 (File #22-9-SP).

Any future change in use or expansion will require processing through the Jefferson County Department of Engineering, Planning, and Zoning to ensure compliance with County Regulations.

October 24, 2022

Alexandra Beaulieu  
Zoning Administrator

Date





Zoning Certificate **#22-56-ZC**  
Solar Energy Facility  
October 24, 2022

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**Article 2 of the Zoning Ordinance defines Solar Energy Facility as follows:**

A facility that generates electricity from sunlight by utilization of photovoltaic (PV) technology and distributes the generated electrical power. On-site components of the facility may include solar panels and other accessory components including, without limitation, Essential Utility Equipment, transformers, inverters, cabling, electrical lines, substations, and other improvements necessary to support generation, collection, storage, and transmission of electrical power.