

Solar Energy Facilities Zoning Ordinance #ZTA19-03

Jefferson County Commission

September 11, 2020 1:00 PM

Public Hearing via Zoom

JCC Public Hearing: <https://us02web.zoom.us/j/82012977509?pwd=Rmd5d0d0L2x0Q025hLzY3RzIvTkQ3OT09>



For more information, useful links and related news articles, visit:

www.jeffersoncountyvision.com

JCV recommends the JCC revise the zoning ordinance land use designation, modifying the proposed principal permitted use, to a conditional use process.

In proposal #ZTA19-03, solar facilities could occupy by-right 90% of County land zoned:

- General commercial
- Highway commercial
- Light Industrial
- Major Industrial
- Rural
- Residential Growth
- Residential-Light/
Industrial-Commercial
- Industrial Commercial

Solar Renewable Energy Facilities proposed for Jefferson County

An Ordinance to allow large scale solar facilities of photovoltaic panel technology to process as a principal permitted use has been proposed by the Jefferson County Planning Commission to the Jefferson County Commission (JCC).

Site development standards for design are recommended in the amendment for solar and must be provided in a Developer's concept plan.

The amendment defines these main guidelines that a large-scale solar installation must meet:

Screening – Solar panels must be setback 100 ft. from all external/perimeter property lines and from the edge of any State road. Accessory components require 25 ft. setback from perimeter. A 20 ft. buffer screen (vegetative or opaque fencing) is required when panels are located with 200 ft. of a residence.

Fencing – A security fence between 6 – 10 ft. with secured gates shall be erected around the operating areas of the facility.

Decommissioning – An outline of the lease duration and plan for proper removal and disposal of the panel system, mounting structures and the reasonable restoration of real property must be approved. Facility must post surety to enable the decommissioning completion.

Directly following the public hearing for #ZTA19-03, a second public hearing will be held to obtain comments on the proposed amendment to the **Stormwater Management Ordinance**. Included are revisions requiring vegetal cover restoration without chemical fertilization, and an erosion and sediment control plan.

You can review a copy of the draft amendment to the zoning ordinance here:

<http://www.jeffersoncountywv.org/county-government/departments/engineering-planning-and-zoning/office-of-planning-and-zoning/text-amendments>

To submit written public comments or sign up to speak, send an email to: info@jeffersoncountywv.org



An aerial view of the 52-megawatt utility-scale solar facility built by Silicon Ranch in Hazlehurst, Ga.

Facility construction includes accessory inverters, transformers, connections to transmission lines and substations, following local, state and federal permitting regulations.

Large-scale solar facilities would be allowed under Permitted Use, as long as each project's required concept plan incorporates the text amendment guidelines.

** It's unknown how many facilities are planned, or their size and location.*

** A requirement for minimum or maximum acreage is undefined.*