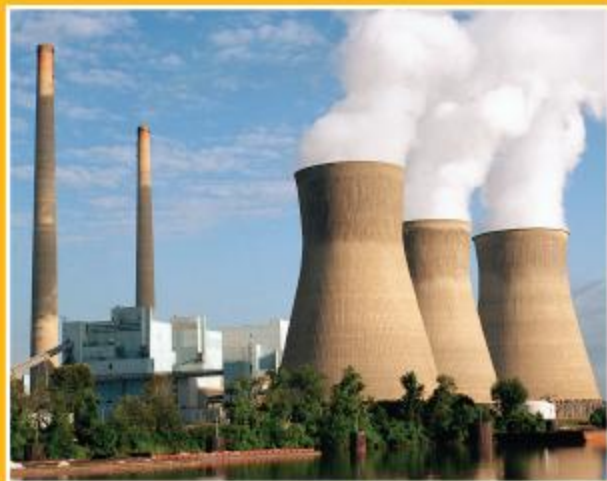


# West Virginia *Energy*



## DIVISION OF ENERGY



*West Virginia*  
**WEST VIRGINIA**

## Office of Coalfield Community Development

*Mission*

- It is the mission of the Office of Coalfield Development to assist communities affected by surface mining activity to develop plans for long-term economic viability after mining.
- Surface mine applicants must file a Community Impact Statement (CIS)
- Economic development activities undertaken via this Office include identifying sites for development and assistance as well as the approval of Land Use Master Plans in regards to surface mined sites

# Development Opportunities

Land Use Master Plans (LUMPs)

Senate Bill 603 in 2001

Office of Surface Mining Ruling (Federal Register May 7, 2003)

# Development Opportunities

Land Use Master Plans (LUMPs)

Senate Bill 1011 of the 1<sup>st</sup> Special Session of 2009

Legislative Rule 207CSR1 Pending Until July 31<sup>st</sup>, 2009

## Advantages of the Land Use Plan

- Mine properties regulated by the federal government through SMRCA
- Allows the opportunity to help land owners and timber companies use processes such as ARRI
- Long term planning

## How OCCD plans to assist:

- Information Packets
  - Demographic Data
  - Wind Data
  - Wood byproduct data
  - Mine Site Data and Maps
  - Road Maps
- Information for all counties
- Brownfield Assistance Center
- Marshall University

## Process In Which a Plan is approved

- 1) The County Commission must decide who will create the plan
- 2) The Plan must consist of Infrastructure Component Standards and those Standards have to be approved by the County Commission
- 3) Before a Commission can approve the standards, there must be a 30 day comment period

## Process In Which a Plan is approved

- A plan must include
  - A county map with all surface mine permits boundaries
  - Areas designated for development using OSM approved language such as commercial, industrial, housing, agricultural, public facility, recreational facility, highway use, residential or [renewable and alternative energy uses](#).
  - Information on infrastructure need for land use
  - Information from Community Impact Statements

# Land Owner Appeal Process

- (i) The proposed post-mining land use is a **higher and better use** than the land use specified in the approved master land use plan;
- (ii) **Site-specific conditions** make attainment of a post-mining land use which comports with the land use that is specified in the approved master land use plan for the area **impractical**; or
- (iii) The post-mining land use specified in the approved master land use plan would substantially interfere with the **future extraction of a mineable coal bed**, as that term is defined in rules promulgated by the Tax Commissioner relating to the valuation of active or reserve coal property for ad valorem property tax purposes, 110 C. S. R. 11-3 or a successor rule, from the land to be mined.

## Examples of Assistance:

Existing Plan: Webster County

New Plan: McDowell County

## Mingo County

- James H. “Buck” Harless Wood Products Industrial Park: Houses four businesses; **95 acres** ready-to-build on property
- Mingo County **Air Transportation** Park: under development; paving of first 5,000 feet beginning soon
- Adjacent to King Coal Highway: New Mingo County consolidated **high school** under construction

# Mingo County

- King Coal Highway: 15 miles of I-73/74 under construction; all on reclaimed land with three miles designated as a post-mine land use project and 12 miles developed in a public/private partnership; to be rough-graded to meet state and federal standards
- Twin Branch Motor Sports Complex: Under construction off US 119

# Mingo County

- Twisted Gun **Golf** Club: Opened in the fall of 2002 near Gilbert
- 5-acre **horticultural** demonstration site: Maintained by Delbarton Church of God Schools, the site includes plantings of peaches, grapes, apples and blueberries

# Grant County:

- Ned Power Mt. Storm Wind Farm: 264 MW wind project approximately 2 miles east of Dominion's Mt. Storm coal-fired facility. Some of the project is on former surface mined land

## Monongalia County:

- Mylan Park: The location of an active surface mining operation just over a decade ago, Mylan Park is a **320-acre** nonprofit recreational and educational complex.

# Monongalia County

- Chaplin Hill Business Park: Home to FCX Systems, which manufactures airport support equipment, and Preferred Surfaces, maker of granite and quartz countertops

## Boone County:

- Massey Energy Regional Headquarters: A 51,000-square-foot, three-story building just off U.S. 119 has **120 employees**

# McDowell County

- Following the 2001 flooding, the West Virginia Housing & Development Fund (WVHDF) and the Army Core of Engineers developed a temporary FEMA trailer park for those residents affected by the flooding. Located within the city of Welch, the property today is proposed as a new community development project. Therefore upon construction competition at Southridge, **thirty-two new homes** will supplement the demand.

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[http://www.energywv.org/community/County  
LandUsePlanData.html](http://www.energywv.org/community/CountyLandUsePlanData.html)