



Jefferson County, West Virginia
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 E. Washington Street, 2nd Floor
P.O. Box 716
Charles Town, West Virginia 25414

Email: zoning@jeffersoncountywv.org

Phone: 304-728-3228

August 8, 2022

Horus West Virginia I
Attn: Braden Houston
110 Front Street, Suite #300
Jupiter, FL 33477

RE: Blake Solar Project

Mr. Houston:

Enclosed is a copy of the Conditional Use Permit for Horus West Virginia I to operate a Solar Energy Facility, which was approved by the Board of Zoning Appeals on July 28, 2022 (File #22-4-CUP).

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.

Note: should the Board have any revisions to the draft meeting minutes for July 28, 2022 and/or the draft Findings of Fact and Conclusions of Law during their upcoming meeting on August 25, 2022, the attached permit may need to be updated to reflect their modifications.

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 February 8, 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

CC: Integrity Federal Services
Attn: Mark Dyck
mdyck@ifs-ae.com



JEFFERSON COUNTY, WEST VIRGINIA

OFFICE OF PLANNING AND ZONING

116 EAST WASHINGTON STREET

P.O. BOX 716

CHARLES TOWN, WV 25414

CONDITIONAL USE PERMIT

BLAKE SOLAR PROJECT

FILE #22-4-CUP

This is to certify that effective August 8, 2022, a Conditional Use Permit has been issued for the following:

Project Name: Blake Solar Project
Approved Use: Solar Energy Facility
Project Applicant: Horus West Virginia, I / Attn: Braden Houston
Applicant Contact: bhouston@opdenenergy.com / 617-530-0029
Project Consultant: Integrity Federal Services / Attn: Mark Dyck
Consultant Contact: mdyck@ifs-ae.com / 304-725-8456
Property Owners: Thonhill, LLC Peel Properties WVA, LLC
Parcel IDs: 02001900140000 02001900150002 02001900150003
Deed Reference: DB: 959 @ PG: 359 DB: 1202 @ PG: 496 DB: 1202 @ PG: 496
Zoning District: Rural Rural Rural
Parcel Size: 172.85 acres 51.45 acres 45.86 acres

Pursuant to Article 6 of the Jefferson County Zoning Ordinance, the Board of Zoning Appeals held a public hearing on July 28, 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, including the representation to provide supplemental buffers within 150' of existing residences.
2. All other local, state, and federal requirements are met as required by those agencies.
3. The Thorn Hill Subdivision (Parcel 14) shall be consolidated into a single parcel.

In the event that the operation of this land use has not commenced by February 8, 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

August 8, 2022

Date

