



Jefferson County, West Virginia

Office of Planning and Zoning

116 East Washington Street, 2nd Floor, P.O. Box 716
Charles Town, WV 25414

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

January 18, 2023

Thomas Moore Lawson
tlawson@LSDPLC.com

Mr. Lawson,

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

Zoning Certificate #23-3-ZC: Large Scale Solar Energy Facility (Blake Solar Project)

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

**Please contact the Office of Building Permits to determine whether any processing is required in order to comply with Building Code. The County is currently utilizing the 2018 International Building Code.*

Should you have any questions, please contact our office.

Sincerely,

Alexandra Beaulieu
Zoning Administrator

CC: Horus West Virginia 1, LLC
jpolo@opdenenergy.com



JEFFERSON COUNTY, WEST VIRGINIA

OFFICE OF PLANNING AND ZONING

116 EAST WASHINGTON STREET
CHARLES TOWN, WV 25414

ZONING CERTIFICATE - FILE #23-3-ZC

BLAKE SOLAR ENERGY FACILITY

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: Blake Solar Project
Property Owner: Horus West Virginia, I
Property Contact: 407-595-0862 / lpolo@opdenenergy.com
Consultant: Thomas Moore Lawson, Esquire
Consultant Contact: 540-665-0050 / tlawson@lsplc.com
Parcel IDs: 02001900140000, 02001900150002, & 02001900150003
Deed Reference: DB: 1293 @ PG: 350 / DB: 1293 @ PG: 116 (Thorn Hill S/D consolidation)
Parcel ID: 02001900010000 **Deed Reference:** DB: 1293 @ PG: 387
Parcel Size: 516 acres total combined **Zoning District:** Rural

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 four parcels comprised of approximately 516 acres.

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 July 28, 2022 (File #22-4-CUP) and as presented to the Planning Commission on August 9, 2022 (File #22-7-SP).
- Shall install Knox Boxes at all access locations, pursuant to email from Larry Herbst, Fire Chief with Citizens Fire Company dated 01-13-23

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.

January 18, 2023

Alexandra Beaulieu
Zoning Administrator

Date





Zoning Certificate **#23-3-ZC**
Solar Energy Facility – Blake Solar Project
January 18, 2023

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.