



Jefferson County
Board of Zoning Appeals
Thursday, August 25, 2022 at 2:00 p.m.

Members
Tyler Quynn, Chair
Deirdre Catterton, Vice Chair
Matthew McKinney
Leeds Corbin
Steven Guier
Mikala Shremshock, Alternate

This meeting will be held both in-person and virtually via ZOOM, which may be accessed from a desktop, laptop, iPad, or from a phone. You may be prompted to download the software or the ZOOM app.

In-person Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (entrance on Samuel St.)
200 East Washington Street, Charles Town, WV 25414

ZOOM Meeting Information: Meeting ID: 830 2008 5324
Meeting Link: <https://us02web.zoom.us/j/83020085324>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kcZyb3pYIb>

If you wish to participate virtually in public comment for one of the agenda items, please type your name and agenda item # in the chat function at the start of the meeting. Please mute yourself when you are not talking. When participating, please be mindful that your video is streaming to others.

All requests are pursuant to the Zoning & Land Development Ordinance.

Approval of Minutes: July 28, 2022

Public Hearing – Administer Oath

ITEM #1 FILE #: 22-5-CUP

Request: Request for a Conditional Use Permit to operate a Solar Energy Facility, as defined in Article 2 of the Zoning Ordinance. Project Name: Wild Hill Solar. The subject application pertains to the 262 acre portion of the 841-acre project that is located outside of the Charles Town Urban Growth Boundary, to the west of Kabletown Road. The project includes construction of a 92.5 megawatt alternating current solar energy facility comprised of rows of solar modules and includes construction of a new substation to connect the solar facility with the electric grid. The project site has existing high voltage power lines running through a portion of the property.

Applicant: Wild Hill Solar, LLC

Parcel Info: Clarence & Donna Hough, Owner

Vacant parcel north of the property located at 340 Old Shennandale Rd., Charles Town, WV
Parcel ID: 06000500060000; Lot Size: 49.04 ac / Project Size: 49.04 ac; Zoning District: Rural

Parcel Info: T. Todd & Susan Hough, Trustees

340 Old Shennandale Rd, Charles Town, WV;

Parcel ID: 06000500010000; Lot Size: 206.84 ac / Project Size: 181.70 ac; Zoning District: Rural

Parcel Info: Charles & Marie Hough (Life), Owner

620 Old Shennandale Rd, Charles Town, WV;

Parcel ID: 06001100080000; Lot Size: 118.05 ac / Project Size: 32.11 ac; Zoning District: Rural

ITEM #2 FILE #: 22-27-ZV

Request: Variance from Section 9.7 to reduce the front setback from 20' to 15' along a platted right-of-way (Shade Ln) for a proposed 28' x 16' addition with a 6' x 17' handicap ramp.

Applicant: Falconer Design Build c/o James Presley

Parcel Info: Garland and Poppy Chrisman, Owner

270 Persimmon Ln, Shepherdstown, WV;

Parcel ID: 09001400060001; Size: .5 ac; Zoning District: Rural

ITEM #3 FILE #: 22-28-ZV

Request: Variance from Section 9.7 to reduce the front setback from 40' to 20' along the eastern property line (Macbeth Drive) and the southern property line (Bedford Drive) for a 36' x 26' addition (attached in-law suite).

Parcel Info: Russell and Jackie Keaveny, Owner
Avon Bend Subdivision, Lot 115; 551 Macbeth Dr., Charles Town, WV
Parcel ID: 06009F00240000; Size: 4 ac; Zoning District: Rural

ITEM #4 FILE #: 22-29-ZV

Request: Variance from Section 8.2 to reduce the distance requirement from 50' to 15' along the western property line for an existing 48' x 28' barn.

Parcel Info: Robin Young, Owner
John and Susan Holloway Minor Subdivision, Lot 1;
141 Sunnyside Ln. Shenandoah Junction, WV
Parcel ID: 09001800050008; Size: 3 ac; Zoning District: Rural

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Legal Update

- a. Discussion of the following pending lawsuits:
 - 1. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: ZTA22-01 Solar Energy Facilities)
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

Meeting: July 28, 2022

- 1. Request for a Conditional Use Permit to operate a Solar Energy Facility. Applicant: Horus West Virginia 1. Owners: Thorn Hill LLC & Peel Properties WVA LLC. File: 22-4-CUP
- 2. Variance from Section 4.12B & 4.11C. Applicant: Keane Enterprises. Owner: Miller Gerald A Estate. File: 22-23-ZV and 22-24-ZV.
- 3. Variance from Section 5.7B. Owner: Chad Dinges. File: 22-25-ZV.
- 4. Variance from Section 5.7B. Owner: Brian and Vanessa McGuigan. File: 22-26-ZV.