



Jefferson County
Board of Zoning Appeals
Thursday, September 22, 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: 821 8538 1659
Meeting Link: <https://us02web.zoom.us/j/82185381659>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kdz7xYgoXS>

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: August 25, 2022

Public Hearing – Administer Oath

ITEM #1 FILE #: 22-6-CUP

Request: Request for a Conditional Use Permit to establish a federal firearms business, located within an existing barn. The proposed land use designation is listed in Appendix C as *Retail Sales and Service, General* as defined in Article 2. The proposal consists of converting an existing structure into a retail business that specifically sells firearms to local, state, and federal law enforcement agencies, as well as military components. The business will not be open to the public and will not have employees other than the owners of the property. At this time, no new structures or additions to existing structures are proposed. Signage will not be visible to the general public from the road or adjoining properties.

Applicant: Mission Critical Defense Solutions, LLC / Elliott Kletter

Parcel Info: Elliott Kletter, Jan Kletter, and Marguerite Kletter, Property Owners
Febrey Minor Subdivision, Lot B, 500 Febrey Rd., Kearneysville, WV
Parcel ID: 07000200030000; Lot Size: ~116 acres; Zoning District: Rural

ITEM #2 FILE #: 22-7-CUP

Request: Request for a Conditional Use Permit to operate a Medical/Dental/Optical Office, as defined in Article 2. The proposal consists of converting an existing church into an urgent care and medical office complex. Parking requirements will be met on-site. Signage will adhere to Article 10.

Applicant: Dr. Kolawale Oshiyoye, Kingdom Ventures, LLC

Parcel Info: Crossroads Church Trustees, Property Owners
7595 Martinsburg Pike, Shepherdstown, WV; Parcel ID: 09007B00010000; Size: 2.69 ac;
Zoning District: Residential Growth

ITEM #3 FILE #: 22-30-ZV

Request: Variance from Section 5.7B of the Zoning Ordinance (as amended 05/01/03) to reduce the rear setback from 50' to 5' for a 66' x 40' accessory structure (detached garage).

Parcel Info: Stephanie Hazelton & Dale Sanauskas, Property Owner
Potomac Ridge Subdivision, Lot 3, 50 Valentine Ct., Shepherdstown, WV
Parcel ID: 09001000090013; Size: ~6 acres; 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) Rockwell v. JCPC, JCBZA and JCCC
 - 2. Jefferson County Circuit Court Case #CC-19-2022-C-103 (RE: ZTA22-01 Solar Energy Facilities) Stone v. JCBZA
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

Meeting: August 25, 2022

- 1. Request by Wild Hill Solar Project for a Conditional Use Permit to operate a Solar Energy Facility. Applicant: Wild Hill Solar, LLC. Owners: Clarence & Donna Hough, T. Todd & Susan Hough, Charles & Marie Hough (Life). File: 22-5-CUP
- 2. Variance from Section 9.7. Owner: Garland and Poppy Chrisman. File: 22-27-ZV.
- 3. Variance from Section 9.7. Owner: Russell and Jackie Keaveny. File: 22-28-ZV.
- 4. Variance from Section 8.2. Owner: Robin Young. File: 22-29-ZV.