

**Jefferson County Board of Zoning Appeals Public Hearing**

Meeting Date & Time: **March 28, 2024 at 2:00 p.m.**

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

**All requests are pursuant to the Jefferson County Zoning Ordinance.**

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**File #: 24-8-ZV**

Request: Variance request from Section 9.7 to reduce the side setback along the eastern property line for an accessory structure (shed).

Parcel Info: Jeffrey Black, Property Owner  
Walnut Grove Subdivision, Section E, Lot 8, 353 Marie Drive, Charles Town, WV  
Parcel ID: 02004C00790000; Size: .28 acres; Zoning District: Rural

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**File #: 24-9-ZV**

Request: Variance request from Section 5.7B of the Zoning Ordinance (amended 05/01/03) to reduce the rear setback along the eastern property line for an accessory structure (shed).

Parcel Info: Joshua Madar, Property Owner  
Edwin & Stephanie Simpson Minor Subdivision, Lot 1, 74 Saddlebred Lane, Kearneysville, WV  
Parcel ID: 07000500120023; Size: 1.31 acres; Zoning District: Rural

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**File #: 24-10-ZV and 24-11-ZV**

Request 1: Variance request from Section 4.11A and Appendix B to eliminate the required street trees along Plantation Lane and Beallair Manor Drive for the installation of the community pool and clubhouse (24-10-ZV).

Request 2: Variance request from Appendix B to eliminate the required parking lot setback along Plantation Lane and Beallair Manor Drive for the installation of the community pool and clubhouse (24-11-ZV).

Parcel Info: Beallair Community Conservancy, Inc., Property Owner  
Beallair Subdivision, Commercial Parcel 1, 480 Beallair Manor Drive, Charles Town, WV  
Parcel ID: 04010ACOMM0000; Size: 3.31 ac; Zoning District: Residential Growth

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**File #: 24-12-ZV**

Request: Variance from Section 5.7B of the Zoning Ordinance (amended 05/01/03) to reduce the front setback along the northern property line for a greenhouse; and Section 9.6C to allow an accessory structure within the required front yard.

Parcel Info: James and Julia Farrell, Property Owner  
Potomac Ridge Subdivision, Lot 5, 312 Potomac Ridge Ln, Shepherdstown, WV  
Parcel ID: 09001000090015; Size: 3.17 ac; Zoning District: Rural

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**File #: 24-4-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: Franklinton Farm Solar Project. The proposal consists of constructing an 80-megawatt solar energy facility on 502 acres. The project consists of rows of solar modules, a new substation to connect the solar facility to the existing overhead electrical transmission line, and a 20MW Battery Energy Storage System (BESS). The Project also includes internal access roads, commercial entrance(s), security fencing, a buffer screen, and stormwater management.

Applicant: Franklinton Farm, LLC / Attn: Sam Judd

Parcel Info: Mark D. Stolipher, Property Owner  
261 Berry Hill Farm Ln, Summit Point, WV 25446  
Parcel ID: 06001900070000; Parcel/Project Size: 150.31 ac; Zoning District: Rural

Advertise One Time: Wednesday, March 13, 2024

Parcel Info: Mark D. Stolipher, Property Owner  
2998 Withers Larue Rd, Summit Point, WV 25446  
Parcel ID: 06001900080004; Parcel/Project Size: 146.84 ac; Zoning District: Rural

Parcel Info: Mark D. Stolipher, Property Owner  
322 Scooter Ln, Charles Town, WV 25414  
Parcel ID: 06001900160000; Parcel/Project Size: 50 ac; Zoning District: Rural

Parcel Info: Michael Paul Chapman, Trustees, Property Owner  
651 & 653 Franklinton Rd, Summit Point, WV 25446  
Parcel ID: 06001900060000; Parcel/Project Size: 154.16 ac; Zoning District: Rural

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Office of Planning & Zoning files may be reviewed during regular business hours or you may view online at [www.jeffersoncountywv.org](http://www.jeffersoncountywv.org).

Questions or Comments may be directed to 116 E. Washington St., Charles Town, WV 25414, [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org) or call 304-728-3228.

Written submissions to the Board must be received no later than one week prior to the meeting for inclusion in the agenda packet that is posted online.

Any party desiring a transcript of these proceedings will be responsible for providing a stenographer at their own expense.

By Order of the Jefferson County Board of Zoning Appeals  
Tyler Quynn, Chair