

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

Meeting Date & Time: **August 22, 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 #: 24-4-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: Franklintown 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: Franklintown Farm, LLC / Attn: Ashley Smith, P.E., Enel North America, Inc

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

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 & 288 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 Franklintown Rd, Summit Point, WV 25446  
Parcel ID: 06001900060000; Parcel/Project Size: 154.16 ac; Zoning District: Rural

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**File #: 24-26-ZV**

Request: Variance from Section 8.17B.1 to reduce the minimum lot size of a proposed five (5) unit campground from 10 acres to 5.92 acres.

Parcel Info: Joseph & Shelby Herbert, Property Owners  
1122 Duncan Rd, Harpers Ferry, WV  
Parcel ID: 09001100100000; Size: 5.92 acres; Zoning District: Rural

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**File #: 24-27-ZV**

Request: Variance from Section 8.17B.1 to reduce the minimum lot size of a proposed four (4) unit campground from 10 acres to 3 acres.

Parcel Info: Joseph & Shelby Herbert, Property Owners  
Vacant parcel located SE of 1122 Duncan Rd, Harpers Ferry, WV  
Parcel ID: 09001100100002; Size: 3 acres; Zoning District: Rural

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**File #: 24-28-ZV and 24-29-ZV**

Request #1: Variance from Appendix B to reduce the side setback & unscreened buffer area along the eastern property line for an addition to an accessory structure and the installation of a driveway (File 24-28-ZV).

Request #2: Variance from Appendix B to allow a portion of a chain link fence up to 8' in height and a portion of a baseball field to be located within the unscreened buffer area along the eastern property line (File 24-29-ZV).

Parcel Info: Fellowship Bible Church Trustees, Property Owner / Attn: Richard Beddow  
160 Daniel Rd, Shenandoah Junction, WV  
Parcel ID: 02000300040005; Size: 50± ac; Zoning District: Rural

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Advertise One Time: Wednesday, August 7, 2024

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