



Advanced Agenda
Jefferson County Planning Commission
Tuesday, September 10, 2024 at 7:00 PM

**By order of the President of the Jefferson County Planning Commission,
Public Participation is available in-person only.
The meeting will be broadcast live via ZOOM for viewing purposes only.**

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

ZOOM Broadcast Information*: Meeting ID: 824 0236 9620
Meeting Link: <https://us02web.zoom.us/j/82402369620>

**If watching live broadcast, please ensure your microphone is muted and be mindful that your video is streaming to others.*

1. **Approval of Meeting Minutes:** August 13, 2024 Meeting

2. **Request for postponement.**

The following items are open for public comment.

3. **Public Workshop:** Solar Energy Facility Concept Plan for the Franklinton Farm Solar Project (File #24-2-SP). 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: Ashley Smith, P.E., Enel North America, Inc

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: 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: 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

4. **Public Hearing:** Waiver from Section 24.118 of the Subdivision Regulations to extend the timeframe to bond and record the final plat for Phase 2 of the Rocky Ridge Subdivision to December 31, 2024.

Applicant/Property Owners: Townhome Rentals LLC. Property Location: Vacant Lot - Hospice Lane, Kearneysville, WV. Parcel ID: 070001001A0RES; Sizes: 7.6 acres; Zoning District: Residential-Light Industrial-Commercial (File #24-25-PCW).

There is no public comment for the following items.

- 5. Reports from Legal Counsel**
 - 6. Planner's Memo**
 - 7. President's Report**
 - 8. Actionable Correspondence**
 - 9. Non-Actionable Correspondence**
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