



Jefferson County
Board of Zoning Appeals Agenda
Thursday, September 26, 2024 at 2:00 p.m.

Members
Tyler Quynn, Chair
Matthew McKinney, Vice Chair
Jacob Harris, Secretary
David Wiegand
Stephen Guier
Mikala Shremshock, Alternate

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

Broadcast Information: ZOOM Meeting Link: <https://us02web.zoom.us/j/85986369674>
Phone Option (Dial by Location): 301-715-8592 / Meeting ID: 859 8636 9674

Note: *The County does not transcribe meeting proceedings. Any party desiring a meeting transcript is responsible for providing a stenographer at their own expense.*

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

Approval of Minutes: August 22, 2024

Public Hearing – Administer Oath

Item #1 File #: 24-30-ZV

Request: Variance request from Appendix A to reduce the rear setback from 50' to 4' along the southern property line for a 15' x 25' accessory structure (greenhouse).

Parcel Info: David Brown and Michelle Mitchell-Brown, Property Owner
229 Bethany Lane, Charles Town, WV
Parcel ID: 06002100070005; Size: 4.53 acres; Zoning District: Rural

Item #2 File #: 24-31-ZV

Request: Variance from Section 8.17B.1 to reduce the minimum lot size of a proposed ten (10) unit campground from 10 acres to 6.3 acres.

Applicant: David Schneider
Parcel Info: Jeanette M. Hawk, Property Owner
328 Harry Shirley Rd, Kearneysville, WV
Parcel ID: 07001800120002; Size: 6.31 acres; Zoning District: Rural

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Legal Update

- a. Discussion with possible deliberative session of the following pending lawsuits:
 1. Jefferson County Circuit Court Case #CC-19-2022-C-141 (RE: Rippon Solar Energy Facility / File 22-9-CUP) Rockwell v. JCBZA
 2. Jefferson County Circuit Court Case #CC-19-2023-C-131 (RE: Williamson Fence / 23-13-ZV) Gallagher c JCBZA and Timothy Williamson
 3. Jefferson County Circuit Court Case # CC-19-2024-C-14 (RE: Jeremy Martin, Tiffany Martin and Earthworx General Contracting Services, LLC v. Jefferson County Board of Zoning Appeals

- b. Discussion with possible deliberative session and signing of draft Findings/Decisions.

Meeting: August 22, 2024

1. 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. Applicant: Franklinton Farm, LLC / Attn: Ashley Smith, P.E., Enel North America, Inc Owners: Mark D. Stolipher & Michael Paul Chapman. File: 24-4-CUP.
2. Variance request from Section 8.17B.1. Owner: Joseph & Shelby Herbert. File: 24-26-ZV.
3. Variance request from Section 8.17B.1. Owner: Joseph & Shelby Herbert. File: 24-27-ZV.
4. Variance request from Appendix B for an addition (File 24-28-ZV) and an 8' tall baseball fence (File 24-29-ZV). Owner: Fellowship Bible Church Trustees /Attn: Richard Beddow.