

Advertise One Time: Thursday, August 7, 2025

Jefferson County Board of Zoning Appeals Public Hearing

Meeting Date & Time: August 28, 2025 at 2:00 p.m.

Meeting Location: County Commission Meeting Room located in the main level of the
Jefferson County Government Complex (entrance on east side of the building)
New Address: 393 N. Lawrence Street in Charles Town, West Virginia

All requests are pursuant to the Jefferson County Zoning Ordinance

File #25-17-ZV, #25-18-ZV, #25-24-ZV, #25-25-ZV, and #25-26-ZV

The applicant is requesting a variance from the following Sections in order to facilitate the redevelopment of the Charles Town Plaza. The redevelopment consists of demolishing an existing restaurant for the purpose of constructing a car wash.

Request #1: Variance from Section 11.1 to reduce the required number of parking spaces (25-17-ZV).

Request #2: Variance from Appendix B to reduce the building setbacks and to eliminate the parking/drive aisle setbacks (25-18-ZV).

Request #3: Variance from Section 4.11I to eliminate the requirement to install street trees along Route 340; and, Section 8.9A.10 to eliminate the required landscape buffer along Route 3040. (25-25-ZV).

Request #4: Variance from Section 8.9A.9 to eliminate the requirement of a frontage road; and, Section 8.9A.10 to reduce the landscape buffer along a limited access highway (Route 340) (25-24-ZV).

Request #5: Variance from Section 10.4A.1 to allow an Attached Business Sign to be located on the front, side, and rear of the proposed building; Section 10.4B.2 to allow a second Freestanding Business Sign to be located along Route 340; Section 10.4B.3 to reduce the front setback along Route 340; and, Section 10.4B.5 to allow a second Freestanding Sign for the proposed car wash as opposed to utilizing a Pylon Sign (25-26-ZV).

Applicant: WLR Automotive, Inc.

Project Info: SUSO 2 Alabama LP, property owner
Charles Town Plaza, 60 Patrick Henry Way, Charles Town, WV
Parcel ID: 02000800290002; Size: 21.33 acres;
Zoning District: Residential-Light Industrial-Commercial

File #25-20-ZV

Request #1: Variance from Section 10.4B.2 to allow a second Freestanding Business Sign to be located on the subject parcel; and, Section 10.4B.4 to allow the proposed sign to face a residence.

Request #2: Variance from Appendix B to reduce the side setback for a proposed sign.

Applicant: Mannings Assembly of God Church

Project Info: Pentecostal Full Gospel Church, property owner
19176 Charles Town Rd, Harpers Ferry, WV
Parcel ID: 02021C00160000; Size: 1 acre; Zoning District: Village

File #25-21-ZV

Request: Variance from Section 9.7 to reduce the front setback from 40' to 15' for an accessory structure; and, Section 9.6C to allow an accessory structure within the required front yard.

Project Info: Brandon D & Charity Simon, property owner
1738 Leetown Rd, Summit Point, WV
Parcel ID: 06001400010001; Size: 4.43 acre; Zoning District: Rural

File #25-22-ZV and #25-23-ZV

Request #1: Variance from Section 4.6B to reduce the distance requirement from a proposed commercial land use (antique shop) to a residential lot to the north and to the south (File #25-22-ZV).

Request #2: Variance from Section 10.4A to allow two proposed Attached Business Signs to each face a residential lot (File #25-23-ZV).

Project Info: Christopher Tyler & Donna Hoffman, property owner
2148 Berryville Pike, Charles Town, WV

Parcel ID: 06010A00230000; Size: .04 acres; Zoning District: Village

Office of Planning & Zoning files may be reviewed during regular business hours or you may view online at www.jeffersoncountywv.org.

Questions or Comments may be directed to 116 E. Washington St., Charles Town, WV 25414, 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