

Advertise One Time: Thursday, October 9, 2025

Jefferson County Board of Zoning Appeals Public Hearing

****Revised****

Meeting Date & Time: October 23, 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 #: 25-29-ZV

Request: Variance from Section 8.15.A(a) to increase the maximum size of an Accessory Dwelling Unit from 1,700 sf to 1,948 sf.

Project Info: Matt and Laura Knott, Owner
2374 Bakerton Rd., Harpers Ferry, WV
Parcel ID: 04000300330001; Size: 12.65 acres; Zoning District: Rural

FILE #: 25-30-ZV – ****REVISED****

Request: Variance from Section 3.2G to allow the applicant to request an additional extension for an approved Conditional Use Permit to operate a Solar Energy Facility. The current Conditional Use Permit is set to expire on December 7, 2025. The applicant is requesting an additional nine (9) month extension from this expiration date. The Conditional Use Permit was issued for approximately 737-acres of the 878-acre Rippon Energy Facility. The proposal consisted of a 99MW solar electric generating facility, which would have consisted of solar modules, a new substation to connect the solar facility with the electric grid, and underground utilities. The project site has existing high voltage power lines running through the property. (File 22-9-CUP).

Applicant: Rippon Energy Facility, LLC

Parcel Info: Bullskin LLC, Property Owner – This property has been removed from the project.

673 Old Shennandale Rd, Charles Town WV

Parcel ID: 06001100090000; Lot Size: 133.75 / Project Size: 106.52 ac; Zoning District: Rural

Parcel Info: Clarence E Hough Et Al, Property Owner

Vacant parcel located west of the property addressed as 957 Myerstown Rd, Charles Town, WV;

Parcel ID: 06001000030001; Lot Size: 108.66 ac / Project Size: 99.84 ac; Zoning District: Rural

Parcel Info: View Mountain Farm LLC, Property Owner

28 Dutch Hill Rd, Charles Town, WV;

Parcel ID: 06002100060000; Lot Size: 101.6 ac / Project Size: 97.01 ac; Zoning District: Rural

Parcel Info: TCE Rippon Land Company LLC, Property Owner

2646 Kabletown Rd, Charles Town, WV;

Parcel ID: 06002100050000; Lot Size: 174.6 ac / Project Size: 165.52 ac; Zoning District: Rural

Parcel Info: TCE Rippon Land Company LLC, Property Owner

Vacant parcel located east of the property addressed as 28 Dutch Hill Rd, Charles Town, WV;

Parcel ID: 06002100070000; Lot Size: 89.39 ac / Project Size: 86.07 ac; Zoning District: Rural

Parcel Info: TCE Rippon Land Company LLC, Property Owner

Vacant parcel located east of the property addressed as 2646 Kabletown Rd, Charles Town, WV;

Parcel ID: 06002200050001; Lot Size: 232 ac / Project Size: 169.15 ac; Zoning District: Rural

Parcel Info: Stanley W Jr & Katherine B Dunn, Property Owner - This property has been removed from the project.

1371 Myerstown Rd, Charles Town, WV;

Parcel ID: 06001000050000; Lot Size: 366 ac / Project Size: 12.27 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.

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