



Jefferson County
Board of Zoning Appeals Agenda
Thursday, October 23, 2025 at 2:00 p.m.

Members
Tyler Quynn, Chair
Matthew McKinney, Vice Chair
Mikala Shremshock, Secretary
David Wiegand
Elliot Kletter, Alternate
Keith Semler, Alternate

Meeting Location: County Commission Meeting Room
Located in the main level of the Jefferson County Government Complex
(entrance on East side of the building)
393 N. Lawrence Street, Charles Town, WV 25414

Broadcast Information: ZOOM Meeting Link: <https://us02web.zoom.us/j/81697919143>
Phone Option (Dial by Location): 301-715-8592 / Meeting ID: 816 9791 9143

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: September 25, 2025

Public Hearing – Administer Oath

Agenda Item #1 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 1,984 sf.

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

Agenda Item #2 File #25-30-ZV

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: Bullsken 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

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-19-2024-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 28, 2025

1. Variance from Section 3.2G to extend Wild Hill Solar Project CUP #22-5-CUP. Applicant: Elawan Energy. Owners: Clarence & Donna Hough, T. Todd & Susan Hough, and Charles & Marie Hough (Life). File #25-27-ZV.
2. Variance from Section 9.7. Owners: Clarence & Donna Hough, T. Todd & Susan Hough, and Charles & Marie Hough (Life). File #25-27-ZV.