

AGENDA  
JEFFERSON COUNTY PLANNING COMMISSION  
**February 9, 2010**

**PUBLIC MEETING PROCEDURE:**

The President shall identify the matter before the Planning Commission (PC) and ask for a presentation by the applicant or the applicant's representative followed by staff's presentation and recommendation.

Once the applicant has finished speaking, the President shall ask for public comments. As a member of the public, once you are recognized by the President, please come to the podium, state your name, provide any credentials that you believe are appropriate, and make a brief presentation. If you agree with a previous speaker, you may simply say so.

The President may limit the presentation time of speakers.

Once the public comments are completed, the applicant may respond to the public comments.

PC members may ask questions at any time.

A copy of any document or exhibit used by a speaker in his or her address to the PC must be left with the PC and will become part of the official public file on the matter at hand. The applicant or a representative of the applicant may have the opportunity to view the document or material.

Once all speakers have finished, the PC will discuss and then vote on a motion 1) to approve, disapprove, or impose conditions on the application to comply with the Subdivision Ordinance if the application is a final plat; or 2) to approve, disapprove, or approve with conditions a variance request; or 3) to accept or not accept a Community Impact Statement (CIS). The Community Impact Statement is an informal step in the subdivision process and an applicant may proceed with the subdivision proposal whether or not the Planning Commission accepts the CIS.

**Public hearings are located in the Charles Town Library meeting room at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 PM**

1. Election of Planning Commission Secretary.
2. Approval of minutes for January 26, 2009 meeting.
3. Citizen Communications.
4. A call for postponements.
5. Public Hearing for Zoning Map Amendment (Rezoning) for property designated as Tax District: Harpers Ferry, Map: 9, Parcel: 37 and 37.2. This property is located at the intersection of Route 340 and Bakerton Rd. and is a total of 9.676 acres. This property is currently zoned Residential Growth and a request has been made by the owners, Shenandoah Professional Center, LLC, to change the zoning to Residential/Light Industrial/Commercial.
6. Request by Suzanne Walls Trust for a variance to decrease the length of the deceleration lane from the original site plan for Walls Nursery (PC file #S04-16). This property is located on the southerly side of Route 36 (Old Cave Rd.) approximately 1/3 mile southeast of its intersection with Route 340 Bypass at the end of Edward Lane within the existing Cave Quarter Estates Subdivision. This property is designated as Tax District: 7, Map: 2, Parcel: 2.6. (Subdivision Ordinance, Article 4.8b and 8.2a)
7. Reconsideration of vote on Town Run Commons Variance.
8. Blue Ridge Mountain Community Plan.
  - RFP discussion.
  - Citizen's Committee.

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9. Director's Report.
  - Discussion on Annual Report.
  - Discussion on Budget Recommendations.
  - Discussion on Work Plan.
10. Reports from Legal Counsel and legal advice to PC.
11. County Commission Liaison Report.
12. Planning Commission Exchange.
13. President's Report.
14. Actionable Correspondence.
15. Non-Actionable Correspondence.

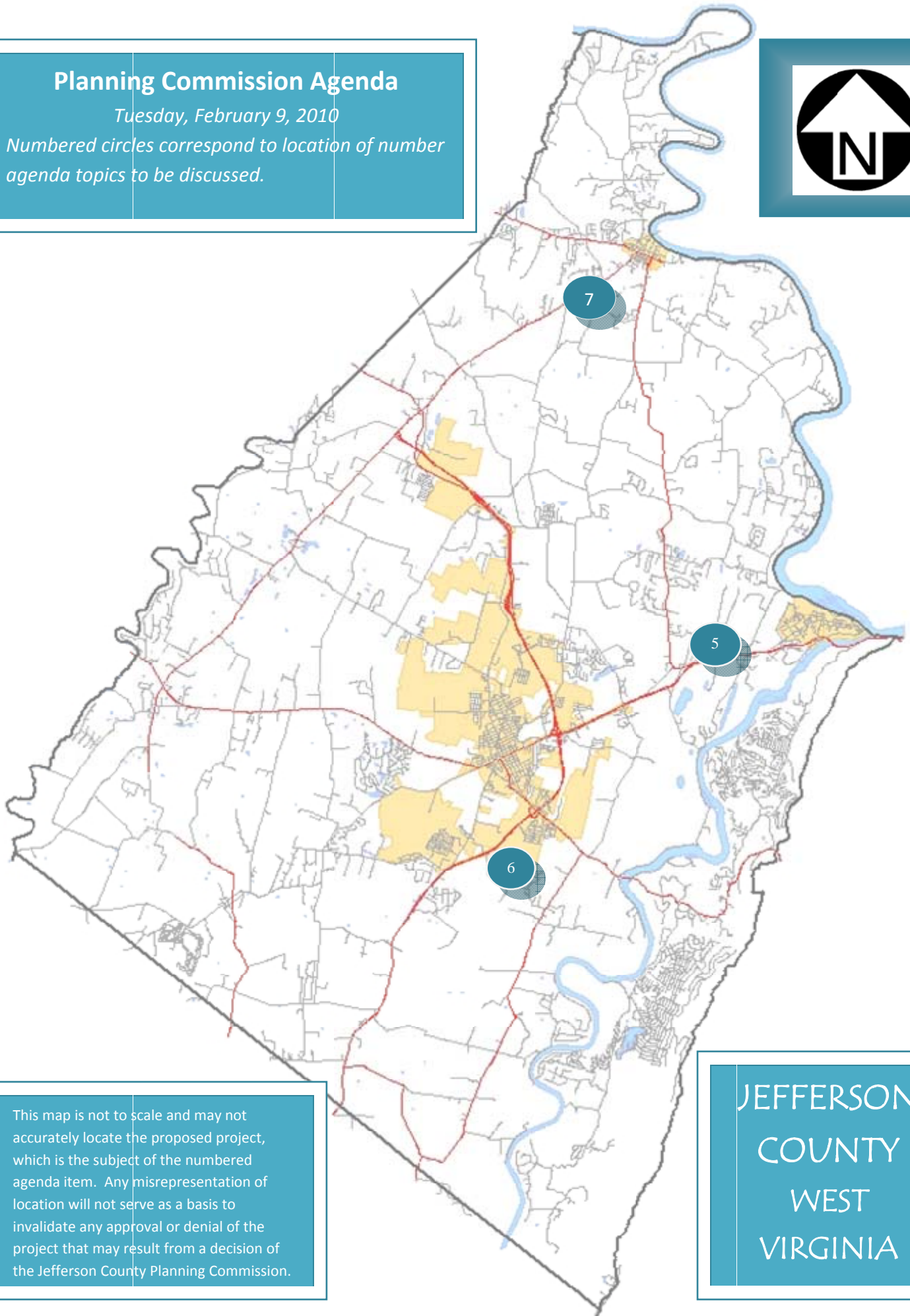
The Planning Commission welcomes written comments at any time. Our office is open Monday through Friday, 9:00 a.m. to 5:00 p.m., and is located at 116 East Washington Street, P.O. Box 338, Charles Town, WV 25414. Our phone number is (304) 728-3228; our fax number is (304) 728-8126; our email address is [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org) and our website is [www.jeffersoncountywv.org](http://www.jeffersoncountywv.org).

Minutes and video recordings of past meetings and the Comprehensive Plan can be found on our website. The office has a file on each project as well as aerial photos of the county. Minutes and audio recordings of past meetings, Subdivision Regulations, Zoning Ordinance and the Comprehensive Plan are available for review in our office.

# Planning Commission Agenda

Tuesday, February 9, 2010

Numbered circles correspond to location of number agenda topics to be discussed.



This map is not to scale and may not accurately locate the proposed project, which is the subject of the numbered agenda item. Any misrepresentation of location will not serve as a basis to invalidate any approval or denial of the project that may result from a decision of the Jefferson County Planning Commission.

JEFFERSON  
COUNTY  
WEST  
VIRGINIA