



AGENDA  
Jefferson County Planning Commission  
Tuesday, February 23, 2016, 7:00 PM

Planning Commission meetings are held in the Old Charles Town Library Meeting Room located at 200 East Washington Street, at the side entrance on Samuel Street in the City of Charles Town.

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**All Citizens that desire to speak must sign-in prior to the Agenda Item being addressed.**

1. Approval of the minutes from the following Planning Commission Meetings:
  - February 9, 2016
2. Citizen Communications: If you wish to comment, please sign-in to speak for issues that are not on the agenda or items that are not open for public comment. Items not open for public comment will be so noted.
3. Request for postponement.
4. **Final Plat Public Hearing:** Daniels Forest Subdivision, (File #PC16-01). The project consists of dividing the 101+ acre parcel into two (2) lots. The property is located on both the west and east side of Route 17 (Flowing Springs Road) at its intersection with Route 22 (Job Corp Road). The property is designated as Tax District: Charles Town (02); Tax Map: 03 Parcel: 09.2; Zoned: Rural (R); Owner/Developer Daniels Forest, LLP.

**There is no public comment for the remaining items.**

5. Reports from Legal Counsel and legal advice to the Planning Commission.
  - a) Active Litigation:
    - Far Away Farms: Report on legal action in Jefferson County Circuit Court, Case # 11-C-325 Possible Executive Session
    - Shiloh Citizens Association: Report on legal action in Supreme Court, Docket #15-1031 Possible Executive Session.
6. Director's Report.
7. President's Report.
8. Actionable Correspondence.
9. Non-Actionable Correspondence.

All files are available for public review Monday through Friday, 9:00 AM to 5:00 PM (excluding Holidays). The Planning Commission welcomes written comments at any time. Submitting a document no later than the Thursday before a scheduled meeting will provide the Commission an advanced opportunity to review your comments prior to the meeting. Documentation and exhibits submitted at a Planning Commission meeting are retained as part of the official record. Feel free to submit your comments to office of the Departments of Planning and Zoning.

Any party desiring a transcript of these proceedings will be responsible for providing a competent stenographer at their own expense. Minutes, video and/or audio recordings of past meetings, the Jefferson County Subdivision Regulations, Zoning Ordinance and Comprehensive Plan, as well as any working proposed amendments are located on the Departments page within the County's website at [www.jeffersoncountywv.org](http://www.jeffersoncountywv.org). Minutes and audio recordings of older meetings that are not on the County's website are available for review in the office.

**DRAFT**

Jefferson County Planning Commission  
February 09, 2016

The Jefferson County Planning Commission met on February 9, 2016 with the following Commission members present: Mike Chapman, President; Wade Louthan, Vice President; Donnie Fisher, Secretary; Eric Bell, Gary Phalen, Steve Stolipher, Gene Taylor, Dick Childs, and Peter Fricke. Staff members present included Jennie Brockman, Director of Planning and Zoning; David Simon, County Planner; Lydia Lehman, Assistant Prosecuting Attorney; and Rhonda Greenholtz, Planning Clerk

Mr. Mike Chapman called the meeting to order at 6:58 PM.

1. Approval of the Minutes from the following Planning Commission Meeting
  - January 12, 2016

The minutes were approved with no objections.

2. Citizen Communications. None
3. Request for postponement. None.
4. **Public Hearing:** Public Hearing: Request by applicant Daniel Zappe (File #PCW16-01) for a waiver from Section 21.104.B.1 of the Subdivision Regulations requiring a 3:1 depth to width ratio to allow the property owner to subdivide his lot to create two legal lots where Route 9 divides his parcel.

Mr. Daniel Zappe gave a brief explanation to the nature of his request stating that the new Route 9 split his property into two separate parcels.

Ms. Jennifer Brockman gave an overview of the request stating that the WV Division of Highways acquired a portion of this property through a Condemnation Order for the purpose of constructing the four lane portion of WV Route 9. With advice from Legal Counsel, it was recommended that Mr. Zappe process a subdivision plat in order to formally create these two parcels as separate lots. The purpose of having a 3:1 depth to width ratio is to prevent pipestem lots from being created. Because the division requested is a result of action taken by the WV DOH and the applicant's request is to divide the property along the DOH right-of-way, the lot size and shape is predetermined.

Staff recommended approval of the requested waiver of the lot depth to width ratio as the division was created by the DOH's action.

Mr. Mike Chapman opened the floor to Public Comment. No Public comment was made.

Mr. Mike Chapman closed the floor to Public Comment.

Mr. Stephen Stolipher made a motion to approve the waiver.

Mr. Gary Phalen seconded the motion. A vote was taken which carried unanimously.

5. Reports from Legal Counsel and legal advice to the Planning Commission. Active Litigation
  - Far Away Farms: Report on legal action in Jefferson County Circuit Court Case # 11-C-325 Possible Executive Session. No updates.
  - Shiloh Citizens Association: Report on legal action on Supreme Court Docket #15-1031 Possible Executive Session.

Ms. Lydia Lehman stated there were no new updates on the cases.

Directors Report.

- A Stakeholders' Roundtable Discussion is scheduled for February 10, 2016 at 3:00 PM in the Old Charles Town Library Meeting room.
- Ms. Brockman provided an update on the status of the various proposed text amendments.

12. Planning Commission Exchange and Liaison Reports. None.

13. President's Report. None.

14. Actionable Correspondence. None.

15. Non-Actionable Correspondence. None.

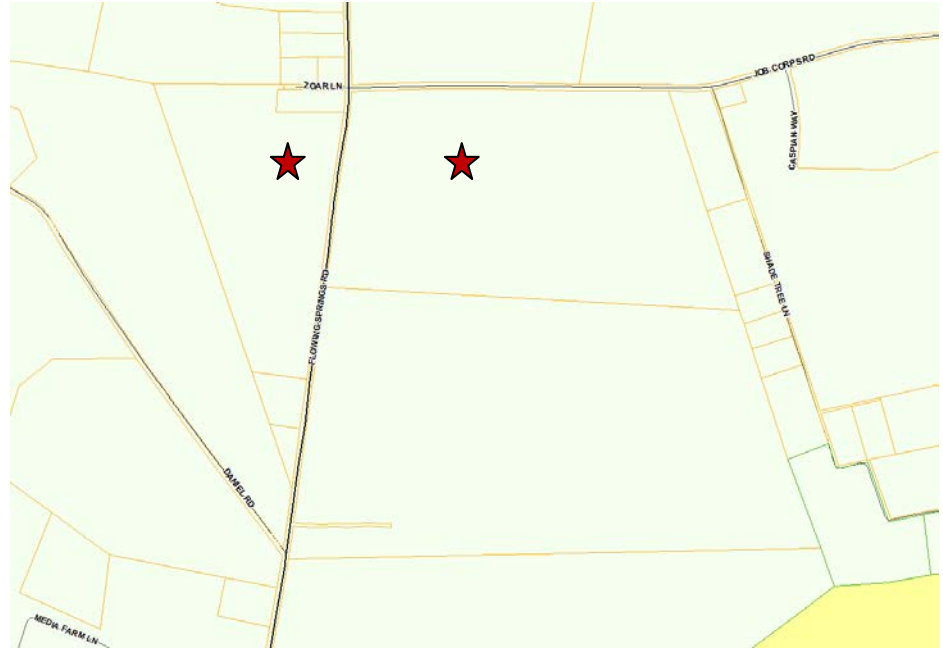
Mr. Mike Chapman motioned to adjourn the meeting.

The meeting was adjourned at 7:25 PM.

Staff Report  
 Jefferson County Planning Commission Meeting  
 February 23, 2016

**Daniels Forest Subdivision PC File # 02-01**

Final Plat Public Hearing for the Daniels Forest Subdivision (PC file #02-01). The project is to consist of consists of dividing the 101.85 acre parcel into two (2) lots. The property is located along on both the west and east side of Route 17 (Flowing Springs Road) at its intersection with Route 22 (Job Corp Road).

APPLICANT:	Daniels Forest, LLLP		
OWNER:	Same as above		
DEVELOPER:	Same as above		
SURVEYOR/ENGINEER:	William H. Gordon Associates		
PROPERTY LOCATION:	The property is located on both the west and east side of Route 17 (Flowing Springs Road) at its intersection with Route 22 (Job Corp Road).		
LEGAL DESCRIPTION:	District: Charles Town; Map: 3; Parcel: 9.2		
			
ZONING DISTRICT:	Rural		
SURROUNDING PROPERTIES:	North: Rural	East: Rural	
	South: Rural	West: Rural	
LOT AREA:	Site acreage to be divided: 101.85 acres		
APPROVED CUP DENSITY:	192 single-family lots		
PROPOSED DENSITY:	Two lots divided by Flowing Springs Road for future development in conformance with the approved CUP and CIS		
PERMIT APPROVALS:			
Office of Environmental Health Services	Permit No.: 18,452 (water & sewer)		
Department of Highways	Permit No.: 05-07-0679, 05-07-0680, 05-07-0681		
APPROVALS:	SEE HISTORY BELOW		

Staff Report  
Jefferson County Planning Commission Meeting  
February 23, 2016

**Background**

The Daniels Forest Subdivision processed under the Conditional Use Permit (CUP) provisions of the Zoning Ordinance in 2001. Subsequently, they processed a Community Impact Statement (CIS), approved 6/26/02; a Preliminary Plat, approved 1/20/10; and a Final Plat for the first phase of the development, which received Planning Commission approval on 3/23/10. These approvals were processed under the 1979 Subdivision Ordinance and will continue to process under this Ordinance as it is an open project vested under SB 595. The 2010 Final Plat was for the first phase which proposed 24 single-family lots and 1 residue parcel of 83.118 acres. Generally, this plat would have been required to bond and record within 60 days of the approval; however, in March 2010, the state legislature passed a state law which extended the vesting of certain projects that met the required definition, which included Daniels Forest. In 2012 and in 2014, in accordance with the provisions of §8A-5-12(f), “Vested Property Right”, the County Commission also extended Daniels Forest’s CUP and the requirement to bond and record the approved Final Plat. This due date is now July 1, 2017.

**Overview of the Current Plat**

The ownership of Daniels Forest LLLP approached the County staff in late 2015 for the purpose of determining the process that would be required to divide the property into two lots along Flowing Springs Road for future separate development. It was determined that the approval of a Final Plat creating these two lots could be processed in such a way as to replace the previous plat (#02-01) and would include a statement that the purpose of this division is for future development consistent with the approved CUP and CIS. This would, in effect, remove this property from the provisions of the Vested Property Rights through July 1, 2017 and would require the developer of this project to process subsequent sections every 24 months under the provisions of Section 6.3 of the Subdivision Ordinance. Recordation of this Final Plat constitutes commencement of the CUP under Section 3.2G of the Zoning Ordinance and therefore vests the CUP.

It should be noted that because this plat is proposing to divide the property into two lots for future development, no Division of Highways or Board of Health approvals have been required. Therefore, a note has been placed on this plat that no Building Permits can be issued on these lots without further approval.

**Final Plat Public Hearing**

The 1979 Subdivision Ordinance requires that the Planning Commission hold a Public Hearing on any Final Plat processed under its regulations. The Public Hearing can only hear new or revised information not previously considered at the Community Impact Statement stage of the development. It then requires that the Planning Commission, after considering public comment and information presented, to approve, approve with conditions, or disapprove the Final Plat. Such action is required to occur within 60 days of when the plat was first submitted to the Planning Office, in this case January 8, 2016.

**Recommendation**

This Final Plat meets all the requirements that were in place at the time the Subdivision #02-01 was originally processed. Staff recommends approval contingent upon the applicant securing a bond and recording the Final Plat within 90 days of Planning Commission approval.

Staff Report  
 Jefferson County Planning Commission Meeting  
 February 23, 2016

<b>HISTORY OF APPROVALS</b>	
Conditional Use Permit (CUP) <i>PC File # Z01-03</i>	Submitted: 07/09/01 Issued: 12/11/01 w/ conditions. CUP signed by Director: 01/29/07 Original Expiration Date: 08/27/07 BZA Approved Extension of Expiration Date: 07/29/08 PC Approved Extension of Expiration Date: 01/29/10 BZA Approved Extension of Expiration Date: 7/29/10
Community Impact Statement (CIS) <i>PC File #06-41</i>	Submitted: 01/03/02 Staff Review Mtg: 01/18/02 County Planner Approval: 01/22/02 County Engineer Approval: 01/22/02 Postponed from 01/22/02; PC Approval: 02/26/02 File Expires On: 01/18/02; Extended to: 04/06/09; Extended to: 04/06/10.
Preliminary Plat	Submitted: 07/01/02 Staff Review: 07/19/02 County Planner Approval: 01/19/10 County Zoning Administrator: 01/20/10 County Engineer Approval: 01/20/10
Site Plan	N/A
Final Plat	Submitted: 02/12/10 Legal Advertisement: 02/18/10 County Planner Approval: 3/16/10 County Zoning Administrator: 3/16/10 County Engineer Approval: 3/19/10 PC Public Hearing: 03/23/10 60-day Provision to Bond and Record Ends: 04/13/10
Variance History	09/28/04: No action by PC to toll time. 08/16/07: Granted by BZA and motioned to validate the CUP for 18 months from the date of signature; new expiration date: 07/29/08. 03/11/08: Granted by PC a 12-month extension of time to complete the final plat stage, new deadline date: 04/06/09. 06/10/08: Granted by PC an 18-month extension for the CUP; new expiration date: 01/29/10. 02/24/09: PC granted an extension of time to process the final plat; new expiration date: 04/06/10. 01/18/10: BZA granted 6 month extension for CUP from 1/29/10. 03/11/10: State law (SB 595) granted an extension of time for the CUP and to bond and record the final plat; new expiration date: 07/01/12. 06/21/12: CC granted an extension of time for the CUP and to bond and record the final plat; new expiration date: 07/01/15. 08/28/14: CC granted an extension of time for the CUP and to

Staff Report  
Jefferson County Planning Commission Meeting  
February 23, 2016

	bond and record the final plat; new expiration date: 07/01/17.
OTHER APPROVALS:	None required.

CURVE TABLE:						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	549.82'	8732.83'	3°36'26"	275.00'	549.73'	N88°53'45"E

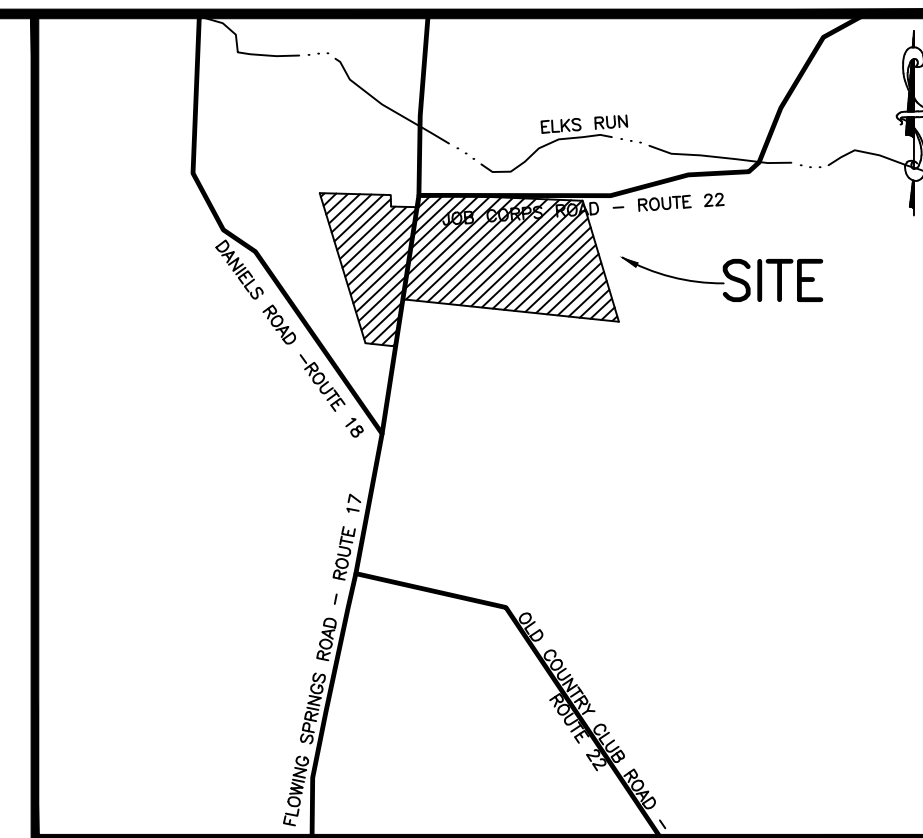
LINE TABLE:		
LINE	BEARING	DISTANCE
L1	N05°30'43"E	49.27'
L2	N01°39'53"E	77.93'

**AREA TABULATION:**

LOT 1A	3,068,240 SQ. FT.	70.43710 ACRES
LOT 1B	1,371,265 SQ. FT.	31.47990 ACRES
TOTAL AREA	4,439,505 SQ. FT.	101.91700 ACRES

**LEGEND:**

- IRF ○ = IRON RE-BAR FOUND
- IPF ● = IRON PIPE FOUND
- = SET STONE FOUND
- ◇ = WOOD POST FOUND
- ▨ = FLOOD ZONE "A" (SEE NOTE 10)



**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTES:**

- THE INTENT OF THIS PLAT IS TO DIVIDE THE 90+ ACRE PARCEL INTO TWO LOTS, DIVIDED BY FLOWING SPRINGS ROAD, FOR FUTURE DEVELOPMENT CONSISTENT WITH THE APPROVED CUP & CIS.
- THE PROPERTY DELINEATED HEREON IS LOCATED IN JEFFERSON COUNTY, CHARLES TOWN DISTRICT TAX MAP 3 AS PARCEL 9.2, AND IS ZONED RURAL DISTRICT.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF DANIEL'S FOREST LLLP, AND WAS ACQUIRED FROM ELMER LEE RODERICK BY DEED DATED APRIL 9, 2003 AND RECORDED IN DEED BOOK 972 AT PAGE 602 AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS WELL AS A PORTION IN FLOOD ZONE "A", THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ACCORDING TO COMMUNITY PANEL 54037C 0130 E OF THE FEMA FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, WEST VIRGINIA, DATE DECEMBER 18, 2009.
- ALL KNOWN EXISTING, PROPOSED AND FUTURE EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN HEREIN.
- BUILDING SETBACKS IN THE RURAL ZONE FOR PROEPRTY ON WELL & SEPTIC ARE AS FOLLOWS:  
FRONT: 40 FEET  
SIDE: 15 FEET  
REAR: 50 FEET  
A CUP HAS BEEN APPROVED WITH REVISED SETBACKS THAT WILL APPLY ONLY IF THE PROPERTY PROCESSES PLATS IN ACCORDANCE WITH THE APPROVED CUP & CIS BEFORE THEY EXPIRE.
- THIS SITE DOES NOT FALL UNDER THE HILLSIDE DEVELOPMENT REGULATIONS.
- PER REVIEW OF THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO DELINEATED WETLANDS ON THE SITE.
- REQUIRED NOTES RELATED TO THE FORMATION OF OUR HOA AND THE USE THE MODEL HOMES SHALL BE PLACED ON FUTURE PLATS CREATING LOTS IN CONFORMANCE WITH THE APPROVED CUP AND CIS.
- NO BUILDING PERMITS FOR THE LOTS SHOWN ON THIS FINAL PLAT SHALL BE ISSUED UNLESS AND UNTIL UP TO DATE PERMITS FROM THE HEALTH DEPARTMENT AND DIVISION OF HIGHWAYS HAVE BEEN APPROVED AND SUBMITTED TO THE DEPARTMENT OF PLANNING.
- RECORDATION OF THIS FINAL PLAT CONSTITUTES COMMENCEMENT OF THE CUP UNDER SECTION 3.2.G OF THE ZONING ORDINANCE AND THEREFORE VESTS THE CUP.
- THE PLANNING COMMISSION APPROVAL OF THIS PLAT REPLACES THE APPROVAL OF THE FINAL PLAT NAMED "FINAL PLAT OF STONECREST PHASE 1" AND DATED JANUARY 28, 2008 THAT WAS PREVIOUSLY APPROVED BY THE PLANNING COMMISSION FOR THIS PROPERTY. THEREFORE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION WILL REQUIRE PROCESSING OF SUBSEQUENT SECTIONS OF THE DEVELOPMENT IN ACCORDANCE WITH SECTION 6.3 OF THE 1979 SUBDIVISION ORDINANCE.
- NO INFRASTRUCTURE IS PROPOSED WITH THIS FINAL PLAT.
- THE SELLER OF ANY LOT WITHIN THIS SUBDIVISION SHALL PROVIDE THE BUYER WITH A REASONABLE OPPORTUNITY, BEFORE SETTLEMENT, TO DETERMINE THAT THE LOT IS SUITABLE FOR THE CONSTRUCTION OF A SEPTIC DISPOSAL SYSTEM. IF, BEFORE SETTLEMENT, THE BUYER IS DENIED A SEPTIC SYSTEM CONSTRUCTION PERMIT BY THE JEFFERSON COUNTY HEALTH DEPARTMENT, THE BUYER MAY REFUSE TO PURCHASE THE LOT WITHOUT PENALTY.

**APPROVAL BLOCK:**

**ACCEPTANCE STATEMENT:**

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS AND SPECIFICATIONS PROVIDED HEREON.

DANIEL'S FOREST LLLP (OWNER)  
125 SOUTH CARROLL STREET  
FREDERICK, MD 21707  
TELEPHONE: (301) 696-0900

BUCKEYE DEVELOPMENT, LLC (DEVELOPER)  
125 SOUTH CARROLL STREET, SUITE 150  
FREDERICK, MD 21701  
TELEPHONE: (301) 696-0900

DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

**WAIVERS**

SECTION OF ORDINANCE	DESCRIPTION OF WAIVER	DATE GRANTED

**LIST OF APPROVALS**

WV DEPARTMENT OF HEALTH  
PERMIT # 18,478 & 18,479, DATED 12-30-2009

WVDOH ENTRANCE PERMIT  
PERMIT # 5-07-0679, #5-07-0680, #5-07-0681  
WVDOH LETTER DATED: 1-6-2016

JEFFERSON COUNTY ADDRESSING:  
APPROVED:

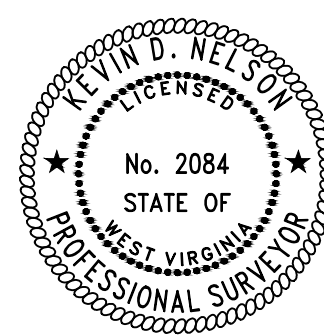
**SURVEYOR'S CERTIFICATE:**

I, KEVIN D. NELSON, A PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, COMPLETE AND MEETS OR EXCEEDS MINIMUM STANDARDS FOR THE STATE AND/OR COUNTY REQUIREMENTS APPLICABLE ON THIS DATE. THIS SUBDIVISION COMPLIES WITH THE JEFFERSON COUNTY SUBDIVISION REGULATIONS, SECTION 8.1.C.6 FOR A CLOSURE WITHIN 1:7500.

No.	Revision	Date
1.	COUNTY COMMENTS	1-18-16
2.	COUNTY COMMENTS	2-8-16

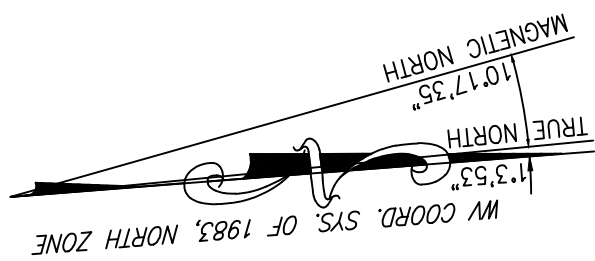


PROGRAMMING AND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEY AND MAPPING  
SECURITY CONSULTING



**FINAL PLAT**  
OF  
**DANIEL'S FOREST**  
**PHASE 1**  
TAX MAP 3, PARCEL 9.2  
DEED BOOK 972, PAGE 602  
CHARLES TOWN DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: N/A
DATE: DECEMBER 30, 2015
PROJECT: 2582-0201
TASK: 323A
DRAFTER: SMD
FILE: 2582-0201_RP02.DWG
SHEET 1 OF 4



DANIEL'S FOREST LLLP  
T.M. 3, PAR. 9.2  
D.B. 972, PG. 602

LOT 1A  
3,068,240 SQ. FT.  
70.43710

JOB CORPS ROAD - ROUTE 22  
(40' RIGHT-OF-WAY)

N/F  
JANE G. CASBERT  
T.M. 3, PAR. 11.1  
D.B. 981, PG. 315

N/F  
JANE R. STONE &  
ROBERT D. STONE  
T.M. 3, PAR. 9  
D.B. 785, PG. 754

2610.71'

IRON RE-BAR FOUND

1523.43'

N/F  
GLORIAN WALKER  
T.M. 3, PAR. 13.4  
D.B. 923, PG. 121

S18°09'01"E

N/F  
DWAYNE H. HASEMER &  
ALICE B. HASEMER  
T.M. 3, PAR. 13.1  
D.B. 980, PG. 637

N/F  
CASEY NORTH  
T.M. 3, PAR. 13.5  
D.B. 1149, PG. 85

N/F  
ROBERT R. HAMES &  
COLLETTE T. HAMES  
T.M. 3, PAR. 13.6  
D.B. 938, PG. 95

N/F  
C. C. MAYRAND &  
YNDAD MAYRAND  
T.M. 3, PAR. 13.2  
D.B. 1123, PG. 90

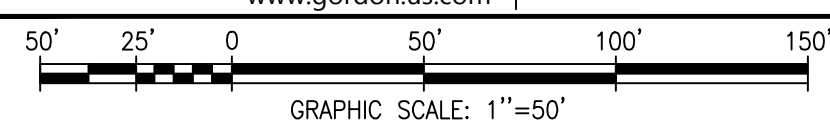
N 308,310.29  
E 2,442,462.77

SET STONE FOUND

No.	Revision	Date
1.	COUNTY COMMENTS	1-18-16
2.	COUNTY COMMENTS	2-8-16

**Gordon**  
4501 Daly Drive  
Chantilly, VA 20151  
Phone: 703-263-1900  
www.gordon.us.com

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**FINAL PLAT**  
OF  
**DANIEL'S FOREST**  
**PHASE 1**  
TAX MAP 3, PARCEL 9.2  
DEED BOOK 972, PAGE 602  
CHARLES TOWN DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=100'
DATE: DECEMBER 30, 2015
PROJECT: 2582-0201
TASK: 323A
DRAFTER: SMD
FILE: 2582-0201_RP02.DWG
SHEET 2 OF 4

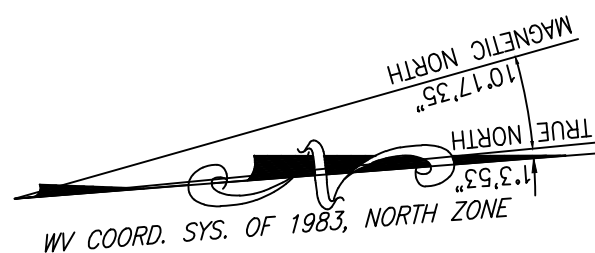
LOT 1B  
1,371,265 SQ. FT.  
31.47990

FLOWING SPRINGS ROAD - ROUTE 17  
(60' RIGHT-OF-WAY)

N07°57'52"E 574.77'

N07°56'54"E 1122.28'

330.00'



EX. ROAD EASEMENT

N/T  
JANE R. STONE &  
ROBERT D. STONE  
T.M. 3, PAR. 9  
D.B. 785, PG. 754

N/T  
DEAN A. HOOKENS SMITH  
& WILLIAM HOOKENS SMITH  
T.M. 3, PAR. 6  
D.B. 363, PG. 723

N/T  
JAMES T. BLUE  
AND SONS INC.  
T.M. 3, PAR. 8  
D.B. 401, PG. 429

LOT 1A  
3,068,240 SQ. FT.  
70.43710 ACRES

DANIEL'S FOREST LLLP  
T.M. 3, PAR. 9.2  
D.B. 872, PG. 602

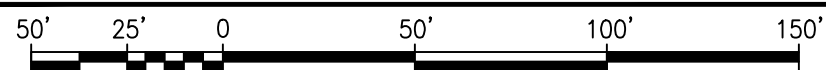
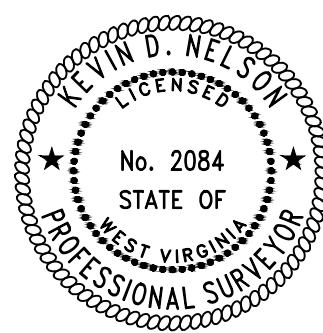
N85°32'24"W

JOB CORPS ROAD - ROUTE 22  
(40' RIGHT-OF-WAY)

No.	Revision	Date
1.	COUNTY COMMENTS	1-18-16
2.	COUNTY COMMENTS	2-8-16

**Gordon**  
4501 Daly Drive  
Chantilly, VA 20151  
Phone: 703-263-1900  
www.gordon.us.com

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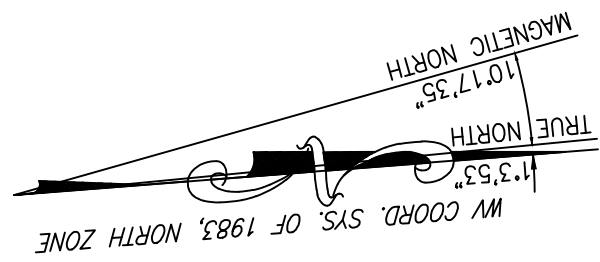
GRAPHIC SCALE: 1"=50'

**FINAL PLAT**  
OF  
**DANIEL'S FOREST**  
**PHASE 1**

TAX MAP 3, PARCEL 9.2  
DEED BOOK 972, PAGE 602  
CHARLES TOWN DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=100'

DATE: DECEMBER 30, 2015
PROJECT: 2582-0201
TASK: 323A
DRAFTER: SMD
FILE: 2582-0201_RP02.DWG
SHEET 3 OF 4



N 309,763.90  
E 2,438,819.44

WOOD POST FOUND

N/F  
FELLOWSHIP BIBLE CHURCH  
T.M. 3, PAR. 4  
D.B. 338, PG. 47

1889.48'

N/F  
GREGORY A. CORLISS &  
CAROLYNA A. CORLISS  
T.M. 3, PAR. 4  
D.B. 953, PG. 336

N89°58'16\"/>

N/F  
ALICE A. WELF  
T.M. 3, PAR. 9.1  
D.B. 488, PG. 523

N18°33'58\"/>

N/F  
ROBERT D. REGALIA &  
JENNY L. REGALIA  
T.M. 3, PAR. 6.1  
D.B. 921, PG. 185

854.70'

N/F  
JOHN W. GROVE, JR. &  
SARAH A. GROVE  
T.M. 3, PAR. 5  
D.B. 818, PG. 1

DANIEL'S FOREST LLLP  
T.M. 3, PAR. 9.2  
D.B. 972, PG. 602

LOT 1B  
1,371,265 SQ. FT.  
31.47990 ACRES

IRON RE-BAR FOUND

S04°33'31\"/>

IRON RE-BAR FOUND

S89°46'04\"/>

IRON PIPE FOUND  
N85°26'25\"/>

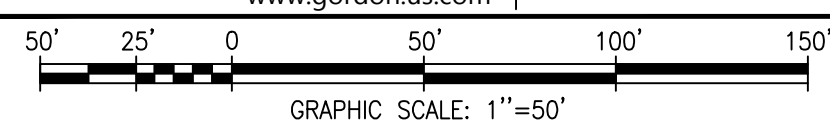
360.34'

MATCH LINE SHEET 3 OF 4

No.	Revision	Date
1.	COUNTY COMMENTS	1-18-16
2.	COUNTY COMMENTS	2-8-16

**Gordon**  
4501 Daly Drive  
Chantilly, VA 20151  
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www.gordon.us.com

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CIVIL ENGINEERING  
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SURVEY AND MAPPING  
SECURITY CONSULTING



**FINAL PLAT**  
OF  
**DANIEL'S FOREST**  
**PHASE 1**  
TAX MAP 3, PARCEL 9.2  
DEED BOOK 972, PAGE 602  
CHARLES TOWN DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=100'

DATE: DECEMBER 30, 2015
PROJECT: 2582-0201
TASK: 323A
DRAFTER: SMD
FILE: 2582-0201_RP02.DWG
<b>SHEET 4 OF 4</b>



# Jefferson County, West Virginia

## Departments of Planning and Zoning

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## Director's Report Planning Commission Meeting February 23, 2016

### 1) Pending Zoning Ordinance and Subdivision Regulation Amendments

#### a) Campgrounds:

- i. County Commission action scheduled for 2/18/16

#### b) Article 12 Zoning Ordinance:

- i. County Commission Public Hearing scheduled for 2/18/16

#### c) Mass Events Ordinance (#ZTA 14-02):

- i. County Commission Public Hearing tentatively set for 3/17/16 7 pm

#### d) Pending amendments:

- i. LESA/Conditional Use and Cluster Subdivision Provision Modifications
  - Staff draft to PC for workshop discussion at regular 3/8/16 PC meeting
- ii. Historic Resource Demolition and Adaptive Reuse
  - Staff anticipates a meeting with the HLC to discuss their efforts on the draft ordinance in Spring 2016
- iii. Parking Standards
- iv. Landscape Standards
- v. Signage

### 2) Upcoming PC meeting

- a) Next Regular Meeting: **March 8, 2016**