



AGENDA
Jefferson County Planning Commission
Tuesday, January 10, 2017, 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.

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

1. Election of Planning Commission Officers.
2. Approval of Meeting minutes:
 - November 1, 2016.
3. 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.
4. Request for postponement.
5. **Public Workshop** for a Concept Plan for an Outdoor Resort to be located along Millville Road in Harpers Ferry. Owner/Applicant Old Standard Land, LLC is proposing approximately 160 cabin/tent sites/yurts and 169 RV sites in the vicinity of the quarry lake on the 404.68 acre parcel. The applicant is also proposing a lodge, boat rentals and other outdoor recreational activities. This property is currently zoned Residential/Light-Industrial/Commercial (R-LI-C) zoning.
6. **Public Hearing** for a Waiver request for Waffle House (PCW#16-11). The applicant is requesting a waiver from the following sections of the Subdivision Regulations:
 - Section 21.402D which requires that no permanent encroachments, structures, fences or landscaping be located within any easement area;
 - Section 20.201B which requires the subdivision of a non-residential lot not located in an approved industrial park or existing non-residential subdivision to process as a Major Subdivision; and,
 - Section 20.204 which requires this project to process as a Major Site Development.

The property is designated as Tax District: Charles Town (02); Tax Map: 9; Parcel: 8.1; Zoned: Residential Light Industrial Commercial (R-LI-C); Size: 2.81 acres; Owner: CTSS, LLC.

There is no public comment for the remaining items.

7. Review and possible action regarding whether the Planning Commission wishes to send a letter to the County Commission requesting automatic extension for subdivisions vested under the 2010 SB 595.
 - Sample letter from 2014 attached.
 - Spreadsheet of impacted projects attached.

8. 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.
9. Planners Memo.
 - Update on Zoning Ordinance and Subdivision Regulation amendments
10. President's Report.
11. Actionable Correspondence.
12. Non-Actionable Correspondence.

All files are made 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. Please note that 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. Minutes and audio recordings of older meetings that are not on the County's website are available for review in the office.