



AGENDA
Jefferson County Planning Commission
Tuesday, March 14, 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. Reminder of expiring Planning Commission members terms.
2. Approval of Meeting minutes:
 - January 10, 2017.
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 Genesis Center (PC File# S17-01)(a mixed use development) in the Neighborhood Commercial zoning district to be located on the east side of Route 480 (Kearneysville Pike) southwest of Morgan Grove Park. The applicant is proposing 3 commercial parcels including a restaurant, general commercial, and health care facility, all of which may include upper floor residential or offices. Additionally 12 (twelve) age restricted villa units are being proposed. Copies of the proposed Concept Plan is available at the Office of Planning & Zoning (304-728-3228). The property is designated as Tax District: Shepherdstown (09); Tax Map: 13; Parcel 26.1 and 26.3. Zoned: Neighborhood Commercial; Size: 6.6194 Ac. (Parcel 26.1) and 2.95 Ac. (Parcel 26.3) Oral or written comments may be submitted at the hearing.

There is no public comment for the remaining items.

6. Planning Commission recommendation to the County Commission on whether the Zoning Map Amendment (Z17-01) petition by Paul J, Raco Consulting for Jefferson Reality, LLC for property located at 4843 Middleway Pike from Rural to General Commercial is consistent with the Envision Jefferson 2035 Comprehensive Plan. Middleway Tax District (07), Map # 19A, Parcel #'s 13, 14 & 14.1.
7. Reports from Legal Counsel and legal advice to the Planning Commission.
 - a) Active Litigation:
 - Shiloh Citizens Association: Report on legal action in Supreme Court, Docket #15-1031 Possible Executive Session.
8. Planners Memo.
 - Update on Zoning Ordinance and Subdivision Regulation amendments
 - Status on extension of vested properties.

9. President's Report.
10. Actionable Correspondence.
11. 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.