



AGENDA
Jefferson County Planning Commission
Tuesday, December 12, 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. Approval of Meeting minutes:
 - November 14, 2017.
 - November 28, 2017.
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. **Public Hearing:** Request by applicant Bradley & Paloma Dugan (PCW#16-06) for a waiver from Section 20.201(A)2 of the Subdivision Regulations which allows lots in the Rural District with a minimum road frontage of 200' to front on an existing road right of way having a width of 50'. The proposed lot has 30' of access via a pipestem to Paynes Ford Road. The property is designated as Tax District: Middleway (07); Tax Map: 6; Parcel 1.29. Zoned: Rural.

There is no public comment for the following items.

5. **Discussion and Possible Action:** Petition by Mr. Richard Nickell, in conformance with Section 12.4(b) of the Jefferson County Zoning Ordinance, to amend Section 5.7(D) the Zoning Ordinance Text to allow for the continuation of subdivisions utilizing pre-existing development rights.
6. **Discussion and Possible Action:** Planning Commission action to recommend approval of the proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA 16-02, to the County Commission. The text amendment, in accordance with WV Code §8A-7-13 proposes revisions and additions to multiple sections of the Zoning Ordinance including Section 2.2, Terms Defined; Section 3.4 Boards and Commissions; Section 4.6, Distance requirements; Section 4.14 Historic Preservation; Section 5.10, Village (V) District; Section 8.19, Adaptive Reuse of Historic Structures; Section 10.4, Signs Requiring a Zoning Permit and Appendix C: Principal Permitted and Conditional Uses Table.
7. **Review and approval:** Revised Planning Commission Meeting schedule due to the approval of the 2018 Holiday Schedule by the County Commission on November 16, 2017.

8. 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.
9. Planners Memo
10. President's Report.
11. Actionable Correspondence.
 - Letter from Corporation of Shepherdstown regarding SDA (Special Design Area)
12. Non-Actionable Correspondence.