

AGENDA  
Jefferson County Planning Commission  
Tuesday, April 10, 2018 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.**

Welcome to newest Planning Commission member Mike Shepp.

1. Approval of Meeting minutes:
  - March 13, 2018
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 Workshop:** Concept plan for Chestnut Manor Subdivision. (PC File# 18-04) A proposed 19 lot Major Cluster Development including a 49.85 green space. Owner/Applicant: Daniel Zappe. The property is designated as Tax District: Harpers Ferry (04); Tax Map: 19; Parcel 37 Zoned: Rural. Size: 92.628 acres.
5. **Public Workshop:** Concept plan for Magnolia Springs Subdivision. (PC File# 18-05) A proposed 301 lot Major Subdivision. Owner/Applicant: Belvedere Family Trust. The property is designated as Tax District: Charles Town (02); Tax Map: 10; Parcels 8 & 8.6. Zoned: Residential Growth. Size: 67.8 acres.
6. **Public Hearing:** Waiver Request for Magnolia Springs Subdivision. (PCW#18-03) Applicant is requesting a waiver from Section 21.101.A of the Subdivision Regulations that require a block length to not exceed 6 lots. The applicant is requesting a block length of 12 lots on one side of the street. Owner/Applicant: Belvedere Family Trust. The property is designated as Tax District: Charles Town (02); Tax Map: 10; Parcels 8 & 8.6. Zoned: Residential Growth. Size: 67.8 acres.
7. **Public Hearing:** Waiver Request for Magnolia Springs Subdivision. (PCW#18-04) Applicant is requesting a waiver from Section 21.104.A of the Subdivision Regulations that requires a minimum lot frontage width of 80'. The applicant is requesting a minimum lot frontage of 70'. Owner/Applicant: Belvedere Family Trust. The property is designated as Tax District: Charles Town (02); Tax Map: 10; Parcels 8 & 8.6. Zoned: Residential Growth. Size: 67.8 acres.
8. **Public Hearing:** Waiver Request for Magnolia Springs Subdivision. (PCW#18-05) Applicant is requesting a waiver from Section 21.306 of the Subdivision Regulations due to shallow block depth, topography and natural resources. Owner/Applicant: Belvedere Family Trust. The property is designated as Tax District: Charles Town (02); Tax Map: 10; Parcels 8 & 8.6. Zoned: Residential Growth. Size: 67.8 acres.
9. **Public Hearing:** Waiver Request for Magnolia Springs Subdivision. (PCW#18-06) Applicant is requesting a waiver from Section 2.2.K.1.a of the Subdivision that require Roadway, curbs, gutters and sidewalks be required in residential conventional subdivisions where net residential density is greater than three dwelling units per acre of land where lot frontages are 80' or less. Applicant is requesting curb and gutters not be required if previous waiver (PCW18-04) of lot frontages has been approved.

Owner/Applicant: Belvedere Family Trust. The property is designated as Tax District: Charles Town (02); Tax Map: 10; Parcels 8 & 8.6. Zoned: Residential Growth. Size: 67.8 acres.

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

10. **Discussion and Possible Action:** Discussion of public comment received on proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA17-01. The text amendment, in accordance with WV Code 8A and Article 12 of the Zoning Ordinance, proposes revisions to Article 10 Provisions for Signs. The primary purpose of this amendment is to create provisions to allow electronic signs in Jefferson County. The amendment also includes reorganization of existing text for clarification. *(This item was left open for two weeks after the 3/13/18 Public Hearing for written comments.)*
11. Reports from Legal Counsel and legal advice to the Planning Commission.
12. Planners Memo
13. President's Report.
14. Actionable Correspondence.
15. Non-Actionable Correspondence;