



AGENDA
Jefferson County Planning Commission
Tuesday, September 11, 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.

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

1. Approval of Meeting Minutes: 08/14/18 and 08/28/18.
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:** Proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA18-01. The text amendment, in accordance with WV Code §8A-7-8 proposes revisions to Article 2 Definitions; Article 8 Supplemental Use Regulations; and Appendix C to develop provisions for the approval of Livestock Crematoriums and Pet Crematoriums in the Rural and Commercial Zoning Districts.

There is no public comment for the following items.

5. Reports from Legal Counsel and legal advice to the Planning Commission.
6. Planner's Memo.
7. President's Report.
8. Actionable Correspondence:
9. Non-Actionable Correspondence

**This information is
Agenda Item # 1**

DRAFT

Jefferson County Planning Commission

August 14, 2018

The Jefferson County Planning Commission met on August 14, 2018 with the following Commission members present: Donnie Fisher, President; Steve Stolipher, Vice President; Wade Louthan, Secretary; Peter Onoszko, County Commission Liaison; Jack Hefestay, Ron Thomas, J Ware and Ray Bruning. Staff members present included Jennifer Brockman, County Planner, Jonathan Saunders, County Engineer; Nathan Cochran, Legal Counsel; Rhonda Greenholtz, Planning Clerk, and Rachael Burke, Planning Clerk.

Mr. Mike Shepp was absent with prior notification.

Mr. Donnie Fisher called the meeting to order at 7:03 PM. He made an announcement that item #6 (request by Crystal Lake Property Owners Association for waivers to install entrance gates) was withdrawn.

1. The minutes from the July 10, 2018 meeting were approved with no objections.
2. Citizen Communications. None
3. Request for postponement. None.
4. A Public Workshop was held for Universal Forest Products, Eastern Division, Inc. for approval of a Concept Plan for an 8,750 square foot structure and future 45,000 square foot structure. Property Owner/applicant: Universal Forest Products, Eastern Division, Inc. Location: 249 16th Avenue Ranson, WV. Tax District: Charles Town (02); Tax Map: 7; Parcel 11.16 and 11.18; Size: 29.88 Zoned: Industrial-Commercial. File: S18-11.

Scott Weir, Representative for Universal Forest Products, explained the need for the 8,750 square foot structure. He stated that it is a covering to keep the wood dry and in better condition for commercial sale to Home Depot and other companies where the buyer can see the lumber and be more selective. The lumber is treated and needs to be kept out of the rain.

Mr. Weir also provided an overview of the 45,000 square foot structure, stating it will be larger and enclosed allowing higher value wood products to be stored. There are no plans to build this larger structure at this time; however, there is potential for them to add this structure in the future and that is why it was included on the Concept Plan. The plan also provides updated site information, including changes made to the parking and stormwater management.

Ian Morris, Engineer for the project, spoke about the rooftop expansion on the 8,750 square foot structure and stated plans have been submitted and that the request meets current regulations. He also reiterated what Mr. Weir had stated about the revisions of the parking and stormwater facilities.

Ms. Brockman stated that due to changes in stormwater management and parking, a full site plan will be required. The original stormwater management was approved in 2005 and this Site

Plan will need to show all changes since that time and will need to document the stormwater calculations for both the 8,750 and 45,000 square foot structures.

Mr. Saunders spoke about the current site plan, existing conditions and that the calculation showing that the stormwater facilities are designed to meet the new Stormwater Regulations must be submitted.

Discussion about the Concept Plan ensued.

Mr. Fisher opened the floor to public comment.

No public comment was made.

Mr. Fisher closed the floor to public comment.

Mr. Steve Stolipher made a motion to approve the request as presented. Mr. Wade Louthan seconded the motion. A vote was taken which passed unanimously.

5. A Public Hearing was held for a waiver request by applicant/owner Universal Forest Products, Eastern Division, Inc. for approval of a waiver from Appendix B, Section 10.6 of the Subdivision Regulations. The applicant is requesting to not install sidewalks. Property Owner/applicant: Universal Forest Products, Eastern Division, Inc. Location 249 16th Avenue Ranson, WV. Tax district: Charles Town (02); Tax Map: 7; Parcel 11.16 and 11.18; Size 29.88 Zoned: Industrial-Commercial. File PCW18-11.

Ms. Brockman provided an overview of the waiver request and recommended that if the Planning Commission was inclined to approve the waiver of the sidewalk that it require that a 10' easement be provided by deed or plat for future sidewalk development.

Mr. Weir spoke about the request and sidewalks in future.

Mr. Fisher asked about the provision of an easement for a sidewalk.

Ms. Brockman clarified that the Planning Commission could require that an easement be set aside for future use if they are inclined to waive the sidewalk requirement.

Mr. Fisher opened the floor to public comment.

Mr. Fisher closed the floor to public comment.

Mr. Stolipher made a motion to accept the request as presented on the condition that a 10 ft. easement be provided for future use. Mr. Ron Thomas seconded the motion. A vote was taken which passed unanimously.

6. Request by applicant Crystal Lake Property Owners Association for a waiver from Sections 22.207 B (No gated communities) and 21.401 (Obstruction of Easements) of the Subdivision Regulations. The applicant would like to install entrance gates at the intersection of Broken Rock Road at intersection with Bakerton Road and Cherry Run Road at intersection with Benson Road.

Minutes
Planning Commission
August 14, 2018

This waiver request was withdrawn the morning of 8/14/2018 by Tim Shobe, President of the Crystal Lake Property Owners Association.

7. A review and approval for the Planning Commission's FY 2018 Annual Report to the County Commission per WV Code §8A-2-11. The Planning Commission is required by State Code to make an annual report to the appropriate governing body concerning the operation of the planning commission and the status of planning within its jurisdiction.

Ms. Brockman presented the Annual Report.

Mr. Wade Louthan made a motion to approve the Annual Report as presented and to forward it to the County Commission. Mr. Ray Bruning seconded the motion. A vote was taken which passed unanimously.

8. Reports from Legal Counsel and legal advice to the Planning Commission. None.

9. Planners Memo.

Ms. Brockman provided an introduction to the new Planning Clerk, Rachael Burke.

Ms. Brockman also provided an update on the amendments to the Subdivision and Land Development Regulations

The next scheduled Planning Commission meeting will be held on August 28, 2018.

8. President's Report. None

9. Actionable Correspondence:

- i. Ms. Brockman presented an email received from Ms. Susan Hough petitioning the Planning Commission to initiate a text amendment to the Zoning and Land Development Ordinance to allow the general public to utilize a proposed "Veterinary Services Pet Crematorium" in the Rural Zoning District which is restricted to provide their services to established veterinary clinics/hospitals.

The Planning Commission accepted the petition, requested that staff draft the language of the amendment in the appropriate context, and scheduled a Public Hearing on the proposed amendment for their regular September 11, 2018 Planning Commission meeting.

10. Non-Actionable Correspondence. None

Mr. Fisher motioned to adjourn the meeting at 7:47 PM with no objections.

DRAFT MINUTES

Jefferson County Planning Commission

August 28, 2018

The Jefferson County Planning Commission met on August 28, 2018 with the following Commission members present: Donnie Fisher, President; Steve Stolipher, Vice President; Wade Louthan, Secretary; Peter Onoszko, County Commission Liaison; Jack Hefestay, Ron Thomas, and Ray Bruning. Staff members present included Jennifer Brockman, County Planner; Nathan Cochran, Legal Counsel; Rhonda Greenholtz, Planning Clerk, and Rachael Burke, Planning Clerk.

Mr. Mike Shepp was absent with prior notification.

Mr. J Ware was absent without prior notification.

Mr. Donnie Fisher called the meeting to order at 7:02 PM.

1. Citizen Communications. None
2. Request for postponement. None.
3. A Public Hearing was held for the Final Plat Amendment in accordance with Section 24.02A of the Subdivision Regulations. The request was to lift the single family restriction from Lot 17 in the Schaeffers Crossroad Subdivision, Section II Lots 1-20 & Lot A Residue (PC File #89-19) to construct an "In-law suite". Location: 41 Louise Court, Charles Town, WV. Tax District: Harpers Ferry (04); Tax Map: 11C; Parcel: 17; Size: .94 ac; Zone: Residential-Light Industrial-Commercial.

Ms. Brockman provided an overview of the permitted uses in the Residential Growth Zoning District and stated that several types of residential densities that are permitted in this zoning district. She further stated that the Schaeffers Crossroad Subdivision plat contained a note that required a Single Family Restriction on each lot, which was a requirement at the time. The Allingers are requesting an attached unit "In-Law Suite" which is permitted in the RG District as well as two family development. This is a situation where the plat was approved under the old Subdivision Ordinance and to comply with the current regulations the Plat needs modification through Public Hearing. A 30 day notice was provided via advertisement for the special meeting.

Amanda Allinger explained the need for the attached unit currently and that later it may be turned into a private master bedroom. Therefore, adding value to the home.

Mr. Fisher opened the floor to public comment.

Mr. Fisher closed the floor to public comment.

Mr. Steve Stolipher made a motion to approve the request as presented. Mr. Jack Hefestay seconded the motion. A vote was taken which passed unanimously.

4. Reports from Legal Counsel and legal advice to the Planning Commission. None.

Minutes
Planning Commission
August 28, 2018

5. Planners Memo.

Ms. Brockman made the announcement that the text amendment is the only item on the 9/11/2018 meeting currently and we will await public comment before providing packets. She also stated that the US 340 Development has been moved to the 10/09/18 meeting.

6. Presidents Report. None

7. Actionable Correspondence. None.

8. Non-Actionable Correspondence. None.

Mr. Fisher motioned to adjourn the meeting at 7:20 PM with no objections.

**This information is
Agenda Item # 4.**



Jefferson County, West Virginia

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MEMO

TO: Planning Commission
FROM: Jennifer M. Brockman, AICP, County Planner/Acting Zoning Administrator
DATE: September 11, 2018
RE: ZTA18-01 Zoning Ordinance Text Amendment Staff Memo

Request

On August 14, 2018, Todd and Susan Hough presented a petition to the Jefferson County Planning Commission to amend the relevant sections of the 1988 Zoning and Land Development Ordinance (as amended, May 17, 2018) to allow for Pet Crematoriums not associated with a Veterinary Clinic in the Rural Zoning District. Submitted under the provisions of Section 12.4 "Procedure for Initiating a Zoning Ordinance Text Amendment", the Planning Commission accepted the petition, requested that staff draft the language of the amendment in the appropriate context, and scheduled a Public Hearing on the proposed amendment for their regular September 11, 2018 Planning Commission meeting.

Background

In the Fall 2017, the Zoning Administrator received an inquiry from the Houghs who were interested in operating a livestock crematorium on their rural property accessory to the farm operation and to be permitted to allow pet cremations as well. A determination was made that a livestock crematorium could be permitted as accessory to the agricultural operation and no Zoning Certificate was issued for this use. A determination was also made that because Veterinary Services are a Principal Permitted Use in the Rural Zone, a pet crematorium could be operated that offers services to established veterinary clinics/hospitals but not to individual customers. A Zoning Certificate was issued to this effect (ZC18-03). The Houghs would like to expand their permitted uses to include pet crematorium services to individual customers.

Staff research has determined that, in other jurisdictions, a pet crematorium might be permitted as an accessory use to some uses in various commercial or industrial districts such as funeral homes or incinerators, or as a business dedicated to pet-only cremations in a business district, but generally they are not permitted in a rural or residential district unless specifically noted as a Conditional Use. The requirement that such a use process as a Conditional Use in the Rural zone would allow for a public hearing on each specific location

and allow the BZA to consider issues such as anticipated customer numbers, parking requirements, and related impact on neighboring properties.

It is understood that generally pet crematorium units are available as “turn-key” packages, which range in size from those that may accommodate a single dog or cat, to units capable of accommodating horse or cattle. Units are available whose only by-products are heat, dissipated through a stack, and ashes, which are collected internally. Units are generally located on a concrete slab and may be contained within a large shed or small garage to screen their appearance and protect them from weather. Such units are required to comply with Health Department and DEP’s standards for pet crematorium units which are said to emit essentially no pollution, smoke or particulate matter. The Houghs have currently applied for a DEP permit for a pet crematorium unit (Firelake P16 Small Animal Crematory) and would like to open the pet crematorium to the general public. This text amendment, if approved, would apply throughout the County and not just apply to the Houghs’ current DEP application or to just the Hough’s property.

Staff Recommendation:

Attached is the proposed draft amendment in context with the adopted Zoning Ordinance with the amendments highlighted in red. The attached draft ordinance defines both livestock and pet crematoriums; recommends that the livestock crematorium be a Principal Permitted Use in the Rural Zone and a Conditional Use in all other zones unless the Zoning Administrator determines it to be accessory to an active agricultural use. It further recommends that the Pet Crematorium be a Principal Permitted Use in the General Commercial, Light Industrial, Residential-Light Industrial- Commercial, and Industrial Commercial zones and as a Conditional Use in the Rural and Village zones, to allow the use to be considered on a case-by-case basis and specific conditions to be placed on the use.

Next Steps

After receiving input from the public at this public hearing, the Planning Commission will finalize the draft text and make a recommendation regarding the potential text amendment to the County Commission, who are also required to hold a Public Hearing. The Planning Commission is also required to determine whether the proposed amendment is consistent with the adopted *Envision Jefferson 2015 Comprehensive Plan* as a part of their recommendation. [See Agricultural and Rural Economy Recommendations (Goal 8) #5b “Amend local land use regulations to permit non-agriculturally related commercial uses by the Conditional Use Permit (CUP) process in the Rural zone if the use is agriculturally and rurally compatible in scale and intensity, poses no threat to public health, safety, and welfare, and if the use helps to preserve farmland and open space and continue agricultural operations.”]

Attachment:

ZTA18-01 Draft Ordinance and Appendix C

ARTICLE 2: DEFINITIONS

Section 2.2 Terms Defined

Crematorium, Livestock An establishment where deceased livestock are consumed by incineration and the ashes of the deceased may be collected for disposal. The use shall comply with all local, state and federal requirements, including, but not limited to, Health Department requirements and Department of Environmental Protection standards for air quality emissions.

Crematorium, Pet An establishment where deceased household pets are consumed by incineration and the ashes of the deceased may be collected for storage in urns or burial. The use shall comply with all local, state and federal requirements, including, but not limited to, Health Department requirements and Department of Environmental Protection standards for air quality emissions.

Section 8.19 Crematorium

A. Crematorium, Livestock

A Livestock Crematorium shall process as a Conditional Use Permit in all zoning districts other than Rural, unless such use is determined by the Zoning Administrator to be accessory to an active agricultural use.

B. Crematorium, Pet

A Pet Crematorium shall process as a Conditional Use Permit in zones designated in Appendix C. If a CUP is approved in the Rural Zoning District, a Pet Crematorium may process utilizing the Site Plan Exemption for the Rural District.

Zoning and Land Development Review Ordinance, amendment May 17, 2018

APPENDIX C: PRINCIPAL PERMITTED AND CONDITIONAL USES TABLE^{23, 29, 32, 33, 35}

Land Use	NC	GC	HC	LI	MI	PND ¹	OC	R	RG	RLIC	IC	V	Additional Standards
Residential Uses													
Accessory Agricultural Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.15
Dwelling, Single Family	CU	NP	NP	NP	NP	P	NP	P	P	P	NP	P	
Dwelling, Single Family, Small Lot	CU	NP	NP	NP	NP	P	NP	NP	P	P	NP	P	
Dwelling, Two Family	CU	NP	NP	NP	NP	P	NP	P	P	P	NP	P	
Dwelling, Duplex	CU	NP	NP	NP	NP	P	NP	NP	P	P	NP	P	
Dwelling, Townhouse	CU	NP	NP	NP	NP	P	P	NP	P	P	NP	CU	
Dwelling, Multi-Family	CU	NP	NP	NP	NP	P	P	NP	P	P	NP	CU	
Day Care Center, Small	P	NP	NP	NP	NP	P	NP	P	P	P	P	P	
In-Law Suite	NP	NP	NP	NP	NP	P	NP	P	P	P	NP	P	Sec. 8.15
Mixed Use Building	P	NP	NP	NP	NP	P	P	NP	CU	P	NP	P	
Mobile Home Park	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Model Homes/Sales Office	P	CU	NP	NP	NP	P	NP	P	P	P	NP	NP	Sec. 8.10
Home Uses													
Home Occupation, Level 1	P	NP	NP	NP	NP	P	P	P	P	P	P	P	Art. 4A
Home Occupation, Level 2	P	NP	NP	NP	NP	P	P	P	P	P	P	P	Art. 4A
Cottage Industry	P	NP	NP	NP	NP	P	NP	P	P	P	P	P	Art. 4A
Institutional Uses													
Airport	NP	NP	NP	P	P	NP	NP	CU	NP	CU	CU	NP	
Airfield, Private/Helipad	NP	NP	NP	NP	NP	NP	NP	CU	NP	CU	CU	NP	
Church	P	P	P	P	CU	P	P	P	P	P	NP	P	
Convention Center	NP	P	P	P	CU	P	P	CU	CU	P	CU	NP	
Cultural Facility	P	P	P	P	CU	P	P	P	P	P	P	P	
Day Care Center, Large	P	P	P	P	CU	P	P	CU	P	P	P	CU	
Electric Vehicle Charging Station	P	P	P	P	P	P	P	CU	CU	P	P	CU	
Elementary or Secondary School	P	P	CU	CU	NP	P	P	P	P	P	NP	CU	
Essential Utility Equipment	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.7
Group Residential Facility	P	P	P	NP	NP	P	CU	P	P	P	NP	P	
Group Residential Home	P	P	P	NP	NP	P	CU	P	P	P	NP	P	
Heliport	NP	CU	CU	P	P	CU	CU	NP	NP	CU	CU	NP	
Hospital	NP	P	P	P	CU	P	P	P	P	P	NP	NP	
Nature Center and Preserve	NP	NP	NP	NP	NP	P	NP	P	CU	P	NP	P	
Nursing or Retirement Home	CU	P	P	P	NP	P	P	CU	P	P	NP	CU	
Park	P	P	P	P	NP	P	P	P	P	P	NP	P	
Performing Arts Theater	P	P	P	P	P	P	P	CU	CU	P	P	CU	
Preschool	P	P	CU	CU	CU	P	P	P	P	P	NP	CU	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	
Publicly Owned Facility	P	P	P	P	P	P	P	P	P	P	P	CU	
Recycling Drop-Off Center	CU	P	P	P	P	P	P	NP	NP	P	P	NP	
Residential Care Home	P	P	P	NP	NP	P	CU	P	P	P	NP	P	
School, College or University	NP	P	P	P	NP	P	P	CU	CU	P	NP	NP	
School, Vocational or Professional	NP	P	P	P	NP	P	P	CU	CU	P	P	NP	
Vocational and Training Facility for Adults	P	P	P	P	P	P	P	P	P	P	NP	NP	

Zoning and Land Development Review Ordinance, amendment May 17, 2018

Land Use	NC	GC	HC	LI	MI	PND ¹	OC	R	RG	RLIC	IC	V	Additional Standards
Industrial													Sec. 8.9
Heavy Equipment Repair	NP	NP	CU	CU	P	NP	NP	NP	NP	NP	P	NP	
Heavy Industrial Uses	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	P	NP	Sec. 8.9
Light Industrial Uses	NP	NP	NP	P	P	NP	NP	NP	** NP	P	P	NP	Sec. 8.9
Manufacturing, Heavy	NP	NP	NP	CU	P	NP	NP	NP	NP	NP	P	NP	
Manufacturing, Limited	NP	P	P	P	P	CU	NP	NP	NP	P	P	NP	
Printing and Publishing	NP	P	P	P	P	P	P	NP	NP	P	P	NP	
Salvage Yards	NP	NP	NP	NP	CU ²	NP	NP	NP	NP	NP	CU ²	NP	Sec. 4.4L
Shooting Range, Indoor	NP	CU	CU	P	P	NP	NP	CU	NP	CU	P	NP	
Shooting Range, Outdoor	NP	NP	NP	CU	CU	NP	NP	CU	NP	NP	CU	NP	
Slaughterhouses, Stockyards	NP	NP	NP	NP	CU	NP	NP	CU	NP	NP	CU	NP	
Transportation Terminal	NP	P	P	P	P	P	P	NP	NP	CU	P	NP	
Vehicle Storage	NP	NP	NP	P	P	NP	NP	NP	NP	NP	P	NP	
Warehousing and Distribution, General	NP	NP	NP	CU	P	NP	NP	NP	NP	CU	P	NP	
Warehousing and Distribution, Limited	NP	P	P	P	P	CU	P	NP	NP	P	P	NP	
Industrial Manufacturing & Processing													Sec. 8.9
Acid or heavy chemical manufacturer, processing or storage	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Bituminous concrete mixing and recycling plants	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Cement or Lime Manufacture	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Commercial Sawmills	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Concrete and ceramic products manufacture, including ready mixed concrete plants	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Explosive manufacture or storage	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Foundries and/or casting facilities	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Jails and Prisons	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	Sec. 8.7
Mineral extraction, mineral processing	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	
Petroleum products refining or storage	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	NP	Sec. 8.11
Adult Uses													
Adult Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	Sec. 4.4K, Sec. 8.1
Recreational Uses													
Hunting, Shooting, Archery and Fishing Clubs, public or private	NP	NP	NP	CU	CU	NP	NP	P	NP	NP	NP	NP	Sec. 8.8
Commercial Uses													Sec. 8.9
Antique Shop	P	P	P	P	NP	P	NP	CU	CU	P	P	P	
Appliance Sales	NP	P	P	P	CU	P	NP	CU	CU	P	P	NP	
Art Gallery or Artist Studio	P	P	P	P	NP	P	P	CU	CU	P	P	P	
ATM	P	P	P	P	NP	P	P	CU	CU	P	P	CU	
Automobile repair, sales and service	NP	P	P	P	P	P	NP	CU	CU	P	P	CU	
Automobile parts, supplies and tire stores	NP	P	P	P	P	P	NP	CU	CU	P	P	CU	
Automobile, light truck and light trailer rentals, indoor	P	P	P	P	P	P	NP	CU	CU	P	P	CU	
Automobile, light truck and light trailer rentals, outdoor	NP	P	P	P	P	P	NP	CU	CU	P	P	CU	
Bail Bond Services	NP	P	P	P	CU	NP	NP	CU	CU	CU	P	CU	
Bank	P	P	P	P	CU	P	P	CU	CU	P	P	P	
Bank with Drive-Through Facility	CU	P	P	P	CU	P	P	CU	CU	P	P	CU	

Zoning and Land Development Review Ordinance, amendment May 17, 2018

Land Use	NC	GC	HC	LI	MI	PND ¹	OC	R	RG	RLIC	IC	V	Additional Standards
Commercial Uses continued													Sec. 8.9
Bar	P	P	P	P	NP	P	P	NP	NP	P	P	CU	
Barber/Beauty Shop, Limited	P	P	P	P	NP	P	P	CU	CU	P	P	P	
Bed and Breakfast	P	NP	NP	NP	NP	NP	NP	P	CU	NP	NP	P	Sec. 8.3
Brewpub	P	P	P	P	NP	P	P	CU	CU	P	P	CU	Sec. 8.5
Business Equipment Sales and Service	CU	P	P	P	CU	P	P	CU	CU	P	P	CU	
Building Maintenance Services	CU	P	P	P	P	P	P	CU	CU	P	P	CU	
Building Materials and Supplies	NP	P	P	P	P	P	NP	CU	CU	P	P	CU	
Campground ³¹	CU	P	NP	NP	NP	P	NP	P	CU	P	P	CU	Sec. 8.17
Car Wash	NP	P	P	P	CU	P	P	CU	CU	P	P	CU	
Commercial Blood Plasma Center	NP	P	P	P	NP	CU	CU	CU	CU	CU	P	CU	
Commercial Uses	NP	NP	NP	NP	NP	NP	NP	NP	**	P	P	CU	Sec. 8.9
Contractor with No Outdoor Storage	P	P	P	P	P	P	P	CU	CU	P	P	CU	
Contractor with Outdoor Storage	NP	P	P	P	P	P	NP	CU	CU	P	P	CU	
Convenience Store, Limited	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Convenience Store	CU	P	P	P	CU	P	NP	CU	CU	CU	P	CU	Sec. 5.8C (RLIC only)
Country Inn	P	P	P	P	NP	P	P	CU	CU	P	P	P	
<u>Crematorium, Pet</u>	<u>NP</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>CU</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>Sec. 8.19</u>
Custom Manufacturing	P	P	P	P	P	P	P	CU	CU	P	P	CU	
Dry cleaning and Laundry Services	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Dry cleaning and Laundry Facility	NP	P	P	P	P	P	P	CU	CU	P	P	CU	
Equipment Rental, Sales, or Service	NP	P	P	P	P	P	NP	CU	CU	P	P	CU	
Exterminating Services	NP	P	P	P	P	P	P	CU	CU	P	P	CU	
Florist	P	P	P	P	CU	P	P	CU	CU	P	P	P	
Food Preparation	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Hotel/Motel	NP	P	P	P	NP	P	P	CU	CU	P	P	CU	
Gambling Facilities	NP	NP	NP	NP	CU	NP	NP	NP	NP	NP	CU	CU	Sec. 4.4G
Gas Station, Limited	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Gas Station	NP	P	P	P	CU	P	P	CU	CU	P	P	CU	
Gas Station, Large	NP	CU	P	P	CU	CU	CU	CU	CU	P	P	CU	
Golf Course	NP	P	P	P	NP	P	P	CU	CU	P	P	CU	
Grocery Store	P	P	P	P	CU	P	NP	CU	CU	P	P	CU	
Horse Racing Facility	NP	NP	NP	P	NP	NP	NP	CU	CU	P	P	CU	
Kennel	NP	P	P	P	CU	P	P	P	CU	P	P	CU	Sec. 8.4
Medical/Dental/Optical Office, Small	P	P	P	P	CU	P	P	CU	CU	P	P	P	
Medical/Dental/Optical Office	NP	P	P	P	CU	P	P	CU	CU	P	P	CU	
Mobile Home, Boat and Trailer Sales	NP	P	P	P	CU	P	NP	CU	CU	CU	P	CU	
Movie Theater	NP	P	P	P	NP	P	NP	CU	CU	P	P	CU	
Nightclub	NP	P	P	P	NP	P	NP	CU	CU	P	P	CU	
Non Profit Commercial Uses	P	P	P	P	NP	P	P	CU	CU	P	P	CU	
Non-Profit Community Centers	P	P	P	P	CU	P	CU	P	CU	P	P	CU	
Parking, Commercial Offsite Accessory	NP	P	P	P	P	P	P	CU	CU	P	P	CU	
Pawn Shop Services	NP	P	P	P	NP	P	NP	CU	CU	P	P	CU	
Personal Services	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Professional Office, Small	P	P	P	P	CU	P	P	CU	CU	P	P	P	
Professional Office	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Restaurant, Fast Food, Limited	P	P	P	P	CU	P	P	CU	CU	P	P	CU	
Restaurant, Fast Food	CU	P	P	P	CU	P	P	CU	CU	CU	P	CU	
Restaurant, Fast Food, Drive-Through	NP	P	P	P	CU	CU	P	CU	CU	CU	P	CU	

**This information is
Agenda Item # 6.**



Jefferson County, West Virginia

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Planner's Memorandum Planning Commission Meeting September 11, 2018

1) Zoning Ordinance Text Amendments

a) Landscape Standards

- Stakeholder meeting with staff held – draft amendment to be developed.

b) Parking Standards

c) WV45 Gateway Design Standards (ZTA17-02)

- Shepherdstown Planning Commission input received 4/4/18
- Staff to initiate effort in Fall 2018

2) Subdivision Regulation Text Amendments

a) Subdivision and Land Development Regulations Amendments (STA18-01)

- Staff initiated effort on larger amendment including reorganization of Sub Reg. sections is underway.

3) Upcoming PC meetings

a) Following Regular Meeting: October 9, 2018

- Concept Plan Workshop for US 340 Mixed Use Development --