



AGENDA
Jefferson County Planning Commission
Tuesday, October 9, 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: 09/11/18.
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 Workshop:** Request by applicant/owner Somerset Properties, LLC, Maritasha I, LLC, and Maritasha II, LLC. for approval of a Concept Plan for US 340 Mixed Use Development Major Subdivision (18-11). This subdivision includes 98 small lot and 112 large lot single family dwellings, 128 townhouse dwellings, 260 multiple family dwellings (26 total housing modules proposed with 10 dwelling units per module), for a total of 598 total dwelling units proposed. This subdivision also includes 8 Commercial lots. The property is designated as Tax District: Charles Town (02); Tax Map: 9; Parcel 8 & 8.11. Zoned: Residential-Light-Industrial-Commercial; Size: 134.02 acres.
5. **Public Hearing:** Waiver Request for US 340 Mixed Use Development Major Subdivision (PCW#18-12). Applicant is requesting a waiver from Section 2.2.K.1.a of the Subdivision Regulations that requires curbs, gutters and sidewalks in residential conventional subdivisions where net residential density is greater than three dwelling units per acre of land and/or when lot frontages are 80' or less. The request is to allow open swale design for all roads other than Somerset Village Road and Sundrop Road to allow bioswales as a part of the stormwater management plan. The property is designated as Tax District: Charles Town (02); Tax Map: 9; Parcel 8 & 8.11. Zoned: Residential-Light-Industrial-Commercial; Size: 134.02 acres.
6. **Public Hearing:** Waiver Request for US 340 Mixed Use Development Major Subdivision (PCW#18-13). Applicant is requesting a waiver from Section 2.3A of the Subdivision Regulations that states that generally, individual lots shall not have direct access to public roads and that lots must be served by internal subdivision roads unless otherwise approved by the Planning Commission. This request is to allow Commercial Lots 2 and 3 to have direct access to Somerset Boulevard as this road functions as a frontage road and has other commercial lots with direct or shared access in the vicinity. The property is designated as Tax District: Charles Town (02); Tax Map: 9; Parcel 8 & 8.11. Zoned: Residential-Light-Industrial-Commercial; Size: 134.02 acres.

There is no public comment for the following items.

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