

AGENDA
Jefferson County Planning Commission
Tuesday, June 11, 2019 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: 5-14-2019.
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 property owners, Willie & Kristi Haines for a Final Plat Amendment in accordance with Section 24.202A of the Subdivision Regulations. Applicant is requesting to have the single family restriction lifted from Lot 10 of the Fieldstone Estates Subdivision (File # 05-11). This Subdivision can be found in Plat Book 22; Page 87. The note in reference is #6. The property is designated as Tax District: Kabletown (06); Tax Map: 20; Parcel: 2.16. Zoned: Rural; Size: 10.2 acres.
5. **Public Hearing:** Request by the applicant, Roberts Land Surveying to approve the Preliminary Plat for Ancient Oaks Subdivision (File # 17-20), in accordance with the Sections 24.114 and 24.115 of the Subdivision Regulations. The property is designated as Tax District: Middleway (07); Tax Map: 20; Parcel 8 Zoned: Rural; Size: 43.96 acres.
6. **Public Hearing:** Waiver request by Blossman Gas, Inc. (File # 19-8-PCW). Applicant is requesting a waiver from Section 22.208A and Appendix B Section 10.6 of the Subdivision and Land Development Regulations that requires sidewalks along the road Right-of-Way. Applicant is requesting to waive the required sidewalk along War Admiral Drive and to provide a 10' easement in lieu of the sidewalk. The property is designated as Tax District: Charles Town (02); Map: 1; Parcel: 65. Zoned: Light Industrial; Size: 2.31.

There is no public comment for the following items.

7. **Discussion and Possible Action:** Shepherdstown Planning Commission to discuss next steps regarding the drafting of the WV 45 Special Design Area Guidelines, originally presented outline from May of 2018.
8. **Discussion and Possible Action (Zoning Text Amendments):**
 - a. Petition by Pastor Tanie Guy, Church of the Ascension, in conformance with Section 12.4(b) of the Jefferson County Zoning Ordinance, to amend "Appendix C: Principle Permitted and Conditional Uses Table" to change the provision for Churches in the IC Zone from Not Permitted (NP) to a Conditional Use (CU). A Public Hearing may be scheduled to address this petition.
 - b. ZTA19-01 Proposed at the 4/9/19 PC meeting regarding proposed revisions to Article 2 Definitions; Section 8.14 Rural Reception/Event Facility; and Appendix C to create a process to

allow event facilities in new rural structures (draft language included). A Public Hearing may be scheduled to address this petition.

9. **Discussion and Possible Action:** League of Women Voters' Open Governmental Meetings Act questionnaire for Planning Commission response due June 18, 2019. Planning Commission member to participate in LWV interview should be selected.
10. Reports from Legal Counsel
11. Planner's Memo.
12. President's Report
13. Actionable Correspondence
14. Non-Actionable Correspondence: Letters from Vera Baumgardner and Tim Ridgeway to Planning Commission.