

AGENDA
Jefferson County Planning Commission
Tuesday, July 09, 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: 6-11-2019.
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 Workshop:** Concept Plan for Rocky Ridge (File #19-7-SD). A proposed Residential Major Subdivision, including 132 townhouse units, a mini storage facility (four units 260' long, varying depth) and a boat and RV parking area. The property is designated as Tax District: Middleway (07); Tax Map: 01, Parcel: 1.2; Zoned: Residential Light Industrial Commercial; Size: 16.6 acres.
5. **Public Hearing:** Request by Lutman Properties, LLC. (File #: 19-9-PCW). Applicant is requesting a waiver from Section 20.201 of the Subdivision and Land Development Regulations to process the first five lots of a proposed cluster subdivision using the Minor process. The property is designated as Tax District: Shepherdstown (09); Tax Map: 20; Parcel: 8; Zoned: Rural; Size: 72.21 acres.
6. **Public Hearing:** Request by Seneca Crossing, LLC. (File #: 19-10-PCW). Applicant is requesting a waiver from Section 20.102B to allow early grading and potentially a footing and foundation permit for the proposed Seneca Crossing Business Park and Lot 1 Site Plan for Berkeley Medical Center. The property is designated as Tax District: Shepherdstown (09); Tax Map: 8; Parcel: 50; Zoned: Residential Light-Industrial Commercial; Size: 4.5 acres.
7. **Public Hearing:** Proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA19-01. The text amendment, in accordance with WV Code 8A and Article 12 of the Zoning Ordinance, proposes revisions to Article 2 Definitions; Section 8.14 Rural Reception/Event Facility; and Appendix C to create a process to allow special event facilities in the Rural, Residential Growth, and Village zoning districts.
8. **Public Hearing:** Proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA19-02. The text amendment, in accordance with WV Code 8A and Article 12 of the Zoning Ordinance, proposes revisions to 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).

There is no public comment for the following items.

9. Reports from Legal Counsel

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10. Planner's Memo.
11. President's Report
12. Actionable Correspondence
13. Non-Actionable Correspondence