



AGENDA

Jefferson County Planning Commission
Tuesday, December 10, 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: November 12, 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 Rahil Nawaz, II. (File #: 19-17-PCW). Applicant is requesting a Waiver from Section 20.201 and 20.202(C) of the 2008 Subdivision Regulations, adopted 10/9/08. Applicant is requesting to change the existing ROW Entrance to this property due to the location of the septic reserve. The property is designated as Tax District: Middleway (07); Tax Map: 10; Parcel: 15.4; Zoned: Rural; Size: 3.78 acres.
5. **Public Hearing:** Request by Townhomes Rental, LLC. (File #: 19-18-PCW). Applicant is requesting a waiver from Section 24.113B.10 that requires a Phase I Archaeological Study. The property is designated as Tax District: Middleway (07); Tax Map: 1; Parcels: 1.1 & 1.2; Zoned: Residential/ Light Industrial/Commercial; Size: 7 and 16.62 acres.

There is no public comment for the following items.

6. **Discussion and Possible Action:** Petition from landowner Stanley Dunn, represented by Torch Clean Energy, to request that the Planning Commission consider within its work plan a proposed text amendment to the Zoning Ordinance to create a process to allow Solar Farms in the Rural zoning district.
7. **Discussion and Possible Action:** Review pending Zoning Ordinance text amendment file #ZTA14-02 pertaining to Mass Event Regulations.
8. **Discussion and Possible Action:** 2020 Meeting Dates and Deadlines review
9. Reports from Legal Counsel
10. Planner's Memo
11. President's Report
12. Actionable Correspondence
13. Non-Actionable Correspondence