



## AGENDA

Jefferson County Planning Commission

Tuesday, September 08, 2020, 7:00 PM

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

**This meeting will NOT be a LIVE broadcast on our website. Instead, it will be accessible live through ZOOM Meeting. If you wish to participate in Citizen's Communication or public comment for one of the agenda items, please type your name, address, and agenda item # in the chat function at the start of the meeting.**

### **\*\*ZOOM Meeting Information\*\***

Topic: Planning Commission Meeting

Time: Sep 8, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85888050157>

Meeting ID: 858 8805 0157

Dial by your location

+1 301 715 8592 US (Germantown)

Find your local number: <https://us02web.zoom.us/u/keJcl3aUgM>

1. Introduction of new Planning Commission member, Shane Roper.
2. Approval of Meeting Minutes: August 11, 2020.
3. 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.
4. Request for postponement.
5. **Public Workshop:** Smartlink, LLC. submitted a Concept Plan for AT&T to build a 199 ft. monopole Cell Tower (195' monopole with a 4' lighting rod) which will include 6 antennas and a 3,600 sq. ft. fenced compound on a vacant parcel located on the corner of South Childs Road and Leetown Road. The property is designated as Tax District: Middleway (07); Tax Map: 25; Parcel: 11.2; Zoned: Rural; Size: 17 acres (File #: 20-4-SP).
6. **Public Hearing:** Request by applicant, Townhomes Rental, LLC., for a waiver (File #20-5-PCW) from Appendix B Section 2.5I, which requires parking area access driveways and entrances leading from the public road or subdivision street, and the parking area internal access drives connecting physically separated parking bays, to not exceed an 8% grade The applicant is requesting, just under 12% grade. 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.
7. **Public Hearing:** Request by the applicant, Townhomes Rental, LLC, to approve the Preliminary Plat for Rocky Ridge Subdivision (File # 19-7-SD) 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: 1; Parcels: 1.1 & 1.2; Zoned: Residential-Light Industrial-Commercial; Size: 7 and 16.62 acres.

8. **Public Hearing:** Proposed text amendment to the Jefferson County Zoning Ordinance to create provisions to allow Commercial Cemeteries to process as a Conditional Use in the Rural zoning district, and a Principal Permitted Use in the Residential-Light Industrial-Commercial and Industrial Commercial zoning districts. The text amendment, in accordance with WV Code Chapter 8A and Article 12 of the Zoning Ordinance, proposes revisions to Article 2, Definitions; Article 8, Supplemental Use Regulations (creation of Section 8.21 Commercial Cemeteries); and Appendix C, Principal Permitted and Conditional Uses Table. PC File #ZTA20-01.

**There is no public comment for the following items.**

9. **Discussion and Possible Action:** Request from Gordon for the Planning Commission to consider within its work plan a proposed text amendment to the Zoning Ordinance to change the classification for Drive-Through Restaurants in the Residential-Light Industrial-Commercial (RLIC) zoning district from Conditional Use (CU) to Permitted Use (P).
10. Reports from Legal Counsel
11. Planner's Memo
12. President's Report
13. Actionable Correspondence
14. Non-Actionable Correspondence
  - Letter from Robert Aitcheson re: Steve Stolipher 8-26-20