



AGENDA

Jefferson County Planning Commission

Tuesday, October 13, 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: Oct 13, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89303867922>

Meeting ID: 893 0386 7922

Dial by your location

+1 301 715 8592 US (Germantown)

Find your local number: <https://us02web.zoom.us/u/keiyFa5cho>

1. Approval of Meeting Minutes: September 08, 2020.
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** (PC File #ZTA20-02): Public Hearing on the proposed text amendment to the Jefferson County Zoning and Land Development 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). The text amendment, in accordance with WV Code Chapter 8A and Article 12 of the Zoning Ordinance, proposes revisions to Article 5 District Regulations, Section 5.8C.3 Residential-Light Industrial-Commercial (R-LI-C) District; and Appendix C, Principal Permitted and Conditional Uses Table.
5. **Public Hearing:** Request by property owners Christopher and Kimberly Purvis for a Final Plat Amendment for Lot #14 in the Spruce Hill Subdivision (File #02-28). The request is to allow a 192 sf shed within an easement (See Final Plat note #23 in Plat Book: 19; Page: 57). The property is designated as Tax District: Kabletown (06); Tax Map: 3C; Parcel: 14; Zoned: Residential-Light Industrial-Commercial; Size: 1.23 acres.
6. **Public Hearing** (File #19-16-SD): Final Plat Public Hearing for the Beallair Subdivision, Phase 4A, Lots 134-159 and Residue Parcel A. Applicant: Mike Wiley, Piedmont Design Group. Owner: Beallair Homes, LLC. The property is designated as Tax District: Harpers Ferry (04); Tax Map: 10A; Parcel: RESA; Zoned: Residential Growth; Size: 69.3 acres.
7. **Public Hearing** (File #20-6-PCW): Request by property owners Larry & Tammy Sirbaugh for a waiver from Section 20.201B3, that requires access via a 50' access easement. The applicant wishes to access via a state road. The property is designated as Tax District: Kabletown (06); Tax Map: 20A; Parcel: 5; Zoned: Rural; Size: 9.65 acres.

8. **Public Hearing** (File #20-7-PCW): Request by applicant, Kyle Carter, for a waiver from Section 20.201A to have direct access to Old Country Club Road, without a 50' access easement to the residue property. The property is designated as Tax District: Harpers Ferry (04); Tax Map: 10; Parcel: 1; Zoned: Residential Growth; Size: 137.17 acres.
9. **Public Hearing** (File #20-8-PCW): Request by applicant, Tripp Lowe, for a waiver from Section 20.201 to process as a Minor Subdivision for 6 duplexes on 2 parcels, because the lots already have access to roads, utilities, and SWM which would normally be designed via the Major Subdivision process. The property is designated as Tax District: Shepherdstown (09); Tax Map: 8; Parcel: 23.5 & 23.6; Zoned: Residential Growth; Size: 0.75 & 0.46 acres (respectively).

There is no public comment for the following items.

10. **Discussion and Possible Action** (PC File #ZTA20-01): 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.
11. **Discussion and Action:** Quarterly Report for July-September 2020 review and send to County Commission.
12. Reports from Legal Counsel
13. Planner's Memo
14. President's Report
15. Actionable Correspondence
16. Non-Actionable Correspondence