



AGENDA

Jefferson County Planning Commission

Tuesday, February 9, 2021 at 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 through a live 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.

****Please use the following information to join the ZOOM Meeting****

Join Zoom Meeting: <https://us02web.zoom.us/j/87346784270>

Meeting ID: 873 4678 4270

Dial by your location: + 301 715 8592 US (Germantown)

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

1. Approval of Meeting Minutes: January 12, 2021
2. Citizen Communication: If you wish to comment, please sign-in to speak for issues that are on the agenda or items that are not open for public comment. Items not open for public comment are noted below.
3. Request for postponement.
4. **Public Hearing:** Request by applicant to lift the single family restriction (Note #2) from Lot 8 of Smith Mountain Estates to allow for the construction of an accessory dwelling unit for a family member. Owner/Applicant: Joel and Shanna McGaughey. Property Location: Smith Mountain Estates, Lot 8, 2138 Smith Rd. Charles Town, WV. Tax District: Kabletown (06); Tax Map: 20A; Parcel: 8; Size: 10 ac; Zoning District: Rural.
5. **Public Workshop:** Concept Plan for the Shepherdstown Sheetz (Store 160). The project is a Gas Station, Large to consist of a 6,100 sq. ft. Convenience Store with drive-thru, five (5) fueling islands with canopy, car wash, new roadway, upgraded to traffic signal for Martinsburg Pike, open space, stormwater management areas, the construction of associated utilities, plus associated parking spaces and signage. Owner: James W Van Evera III et al. Developer: Bob Franks, Sheetz Inc. Property Location: 7948 Martinsburg Pike, Shepherdstown WV. Tax District: Shepherdstown (09); Tax Map: 8; Parcels: 13, 15.2 and portions of Parcels: 10.2 and 14. Total Project Size: 5.4 acres; Zoning District: Residential-Light Industrial-Commercial. File: 20-10-SP.
6. **Public Hearing:** Request for a waiver from Section 20.201 to allow four (4) lots and a residue lot (total of five lots) to process as a minor subdivision, as opposed to a major subdivision. Property Owner: William Gaestel, White Oaks Farm. Property Location: 2842 Warm Springs Rd., Shenandoah Junction, WV. Tax District: Shepherdstown (09); Map: 21; Parcel: 1. Size: 99.60 acres. Zoning District: Rural. File: 21-1-PCW.

7. **Public Hearing:** Request for a waiver from Appendix B, Section 10.5 to allow the applicant to utilize gravel instead of concrete/asphalt for the proposed drive aisle and parking area; and, to reduce the depth of the gravel from 9” to 6” for the proposed drive aisle and parking areas for RP Performance, Inc. (an automotive repair and service business). Owner/Applicant: Bret de Pedro, RP Performance, Inc. Property Location: Vacant parcel on Summit Point Road across from Hardesty Road. Tax District: Kabletown (06); Map: 16; Parcel: 3. Size: 14.69 acres. Zoning District: Rural. File: 21-2-PCW.
8. **Public Hearing:** Proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA19-03, to allow Solar Energy Facilities to process as a Principal Permitted Use in the following Zoning Districts: General Commercial, Highway Commercial, Light Industrial, Major Industrial, Rural, Residential Growth, Residential-Light Industrial-Commercial, and Industrial Commercial. The text amendment proposes revisions to Article 2 Definitions; Article 8 Supplemental Use Regulations (creation of Section 8.20 Solar Energy Facilities); and Appendix C Principal Permitted and Conditional Uses Table.

There is no public comment for the following items.

9. Planning Commission review and recommendation to the County Commission regarding whether the petition for a Zoning Map Amendment to rezone the subject parcel from Residential Growth to Residential-Light Industrial-Commercial is consistent with the 2035 Comprehensive Plan. Owner/Applicant: Chris Livingston, Dead Rock Contractor Services. Property Location: Vacant parcel located immediately north of the intersection of Shipley Road and US Route 340. Tax District: Harpers Ferry (04); Map: 9; Parcels: 23 and 27. Combined acreage: .88 ac. File: 20-2-Z.
10. Discussion and possible action related to the format of meeting agendas (Shepp).
11. Reports from Legal Counsel
12. Planner’s Memo
 - a. Planning and Zoning Quarterly Report 2nd Quarter FY2020-2021
13. President’s Report
14. Actionable Correspondence
15. Non-Actionable Correspondence