



AGENDA

Jefferson County Planning Commission

Tuesday, April 13, 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 make a 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/meeting/register/tZcsc-iqqjotHdZMaLcISFFud5tfJ8kGHob](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZcsc-iqqjotHdZMaLcISFFud5tfJ8kGHob)

Meeting ID: 831 4124 1772

Dial by your location

+1 301 715 8592 US (Washington DC)

Find your local number: [https://us02web.zoom.us/u/kfJMdU3z5](https://us02web.zoom.us/join/https://us02web.zoom.us/u/kfJMdU3z5)

1. Approval of Meeting Minutes: March 9, 2021
2. Request for postponement.
3. **POSTPONED [Public Workshop:** Concept Plan for the Road Runner Wrecker Service, Inc. The proposal for the Road Runner Wrecker Service (salvage yard) consists of the following: Sidewalks, curbs, scale house, car crusher, decommissioning rack, 2 AST's, 54 (9' x 40') storage containers, 181 proposed parking spaces with 12.5 acres of gravel (includes existing gravel/paved area to be renovated) and 2.6 acres of proposed paving. Owner/Applicant: DLGA, LLC; David & Lisa Butcher. Property Location: 2282 Summit Point Road, Summit Point; Tax District: Kabletown (06); Map: 16; Parcel 10; Total Project Size: 25 acres; Zoning District: Rural. File: 21-1-SP.]
4. **Public Hearing:** Owner/Applicant: William N. Snyder and Mary S. Snyder. Request for Waiver from Section 20.201A.2, which requires all lots in a Minor Subdivision to have motor vehicle access via a 50' access easement. The applicant is proposing a waiver from the requirement to allow a 24-foot easement to the two 2-acre parcels on the property (Parcel A and Parcel B.) Property Location: 839 McCormack Lane, Charles Town; Tax District: Kabletown (06); Tax Map 15; Parcel 05; Total Project Size: 306.67 acres (based on survey); Zoning District: Rural. File: 21-4-PCW.
5. **Public Hearing:** Owner/Applicant: Ashley Morgan Smith. Request for a waiver from Section 20.201A.2, which requires all lots in a Minor Subdivision to have motor vehicle access via a 50' access easement. The applicant is proposing a waiver from the requirement for a 50-foot easement and is requesting permission to have a direct access to Sandpiper Lane in the Catrow Subdivision. Property Location: 207 Sandpiper Lane, Shepherdstown; Tax District: Shepherdstown (09); Tax Map: 7; Parcel 32.12; Total Project Size: .940 Acres; Zoning District: Residential Growth. File: 21-5-PCW.

6. **Public Hearing:** Owner/Applicant: DR Acquisitions LLC/Gordon. **Request # 1:** (21-6-PCW) Request a waiver from Section 21.101.A of the Subdivision Regulations, which requires blocks to not exceed 6 lots in length on one side of the street, to allow block lengths to contain up to 12 lots on one side of the street.
Request # 2: (21-7-PCW) Waiver of Section 21.104A of the Subdivision Regulations, which requires that the minimum lot frontage shall be the minimum lot width for the Zoning District or 80 feet, whichever is less, to allow a 60-foot minimum lot frontage/width.
Property Location: West of Charles Town Road, next to St. James Catholic Church Charles Town; Tax District (02) Charles Town; Tax Map: 17; Parcel 22; Size: 86 acres; Zoning District: Residential Growth. File: 21-6-PCW & 21-7-PCW.
7. **Public Hearing:** Owner/Applicant: Wheatlands Property Management/Jesse Morgan. Request for a waiver from Section 20.203B.1 of the Subdivision regulations, which require a Minor Site Development to process a Site Plan unless it meets the requirements for a “No Site Plan or Stormwater Management Plan”. Because the proposed building renovations/addition to an existing building, which will be used as a restaurant/pub for the existing farm brewery located on this property, exceed 1,200 sq. ft., the applicant is requesting this waiver to be allowed to process under the “No Site Plan” provisions. Property Location: 2153 Berryville Pike, Rippon; Tax District: Kabletown (06) Tax Map: 10A Total Project Size: .69 Acres; Zoning District: Village. File: 21-8-PCW.
8. **Discussion and possible action** related to the policies related to the second (4th Tuesday) Planning Commission meetings (Shepp).
9. **Discussion and Approval** Planning and Zoning Quarterly Report FY 2020-2021 3rd Quarterly Report
10. **Reports from Legal Counsel.** Jefferson County Circuit Court Case #CC-19-2021-C-33. Discussion/Possible Action.
11. Planner’s Memo
12. President’s Report
13. Actionable Correspondence
14. Non-Actionable Correspondence