



## AGENDA

Jefferson County Planning Commission  
Tuesday, May 11, 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/tZYsdu2sqT4iHdV7JzRKNVMZ49kLIAAsUC3Z](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZYsdu2sqT4iHdV7JzRKNVMZ49kLIAAsUC3Z)

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/join/https://us02web.zoom.us/u/kfJMdU3z5)

---

1. Approval of Meeting Minutes: April 13, 2021
2. Request for postponement.
3. **Public Workshop:** Concept Plan for the Road Runner Wrecker Service, Inc. Site Plan. 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. **Plan Public Workshop:** A Concept Plan for the King's Crossing Subdivision. The Proposal consists of a Major Residential Subdivision with 404 lots (175 SFD and 229 SSD) and associated infrastructure. Owner/Applicant: DR Acquisitions LLC. Property Location: West of Charles Town Rd, next to St. James Catholic Church Charles Town WV 25414. Tax District Charles Town (02); Map 17; Parcel 22. Total Project Size: 86 acres. Zoning District: Residential Growth. File: 21-8-SD.
5. **Public Hearing:** Waiver of Section 20.201B.3 of the Subdivision Regulations which requires all lots in Minor Family Transfer Subdivisions to have motor vehicle access via a 50' access easement. The applicant is proposing to utilize an existing 30' access easement known as Round Rock Lane instead of the required 50' access easement for the creation of a family transfer parcel. Owner/Applicant: Margaret Hoffman /David Costello, Jr. (Alpha Associates, Inc.). Property Location: across from 309 Round Rock Lane, Charles Town, WV. Tax District: Kabletown (06); Map 22; Parcel 7. Total Project Size: 23.42 acres. Zoning District: Rural. File 21-9-PCW.

There is no public comment for the following items.

---

6. **Miller/ Jefferson Orchard Zoning Map Amendment:** Planning Commission review and recommendation to the County Commission regarding whether the petition for a Zoning Map Amendment to rezone the subject 238.9-acre (based on a survey) property from Rural to Light Industrial (43.7 acres) and Residential Growth (195.2 acres) is consistent with the *2035 Comprehensive Plan*. Owner/Applicant: Mark Ralston, Jefferson Orchards Inc. Property Location: two vacant parcels located east of Route 480 (Kearneysville Pike) and one mile north of the Route 9 interchange. Tax District: Middleway (07); Map: 3; Parcels: 29 and 35. Combined acreage: approximately 238.9 acres (based on survey). Zoning District: Rural. File: 21-2-Z.
7. Reports from Legal Counsel
  - a. Burke, et al. v. The Jefferson County Planning Commission, et al. (Jefferson County Circuit Court Civil Action #s 33-37)
  - b. Burke, et al. v. County Commission of Jefferson County, WV, et al. (Jefferson County Circuit Court Civil Action #s 46-50)
8. Planner's Memo
9. President's Report
10. Actionable Correspondence
11. Non-Actionable Correspondence