



AGENDA

Jefferson County Planning Commission

Tuesday, June 8, 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 only.

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/join/https://us02web.zoom.us/meeting/register/tZEld-qgrTkpGtPrmZKXVwBptadnNIQ0V_da

Meeting ID: 858 0383 2307

Dial by your location

+1 301 715 8592 US (Washington DC)

Find your local number: [https://us02web.zoom.us/join/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: May 11, 2021
2. Request for postponement.
3. **Wild Hill Solar Energy Facility Concept Plan Public Workshop:** Construction of a 92.5-megawatt alternating current solar energy facility with a substation connecting to the existing overhead electrical transmission line. The project will be developed across six contiguous parcels comprised of approximately 841 acres owned by five separate property owners (listed below). Developer: Wild Hill Solar, LLC an indirect subsidiary of EDF Renewables, Inc.. (File: 21-3-SP.)

| Property Owner: | Physical Address | Parcel Information: | Parcel Size: | Project Area: |
|---|---|--|--------------|---------------|
| 1. Zigler, Inc. | 1079 Roper North Fork Rd., Charles Town | District: 06, Map: 4, Parcel: 9, Zone: Rural | 350.95 ac | 350.95 ac |
| 2. Clarence & Donna S. Hough | Vacant Parcel - east of the property located at 1343 Roper North Fork Rd Charles Town | District: 06, Map: 11, Parcel: 7.1, Zone: Rural | 107.38 ac | 107.38 ac |
| 3. Charles L. & Marie S. Hough-LIFE | 620 Old Shennandale Rd Charles Town | District: 06, Map: 11, Parcel: 8, Zone: Rural | 118.05 ac | 32.11 ac |
| 4. T. Todd & Susan B. Hough, Trustees | 340 Old Shennandale Rd Charles Town | District: 06, Map: 5, Parcel: 1, Zone: Rural | 206.84 ac | 181.70 ac |
| 5. John Samuel & Alice J. Rissler Estate | 616 Uinta Farm Ln., Charles Town | District: 02, Map: 16, Parcel: 18, Zone: Rural | 293.33 ac | 120.56 ac |
| 6. Clarence & Donna S. Hough | Vacant Parcel – north of the property located at 340 Old Shennandale Rd. Charles Town | District: 06, Map: 5, Parcel: 6, Zone: Rural | 49.04 ac | 49.04 ac |

4. **Charles Town Sheetz (Augustine Avenue) Concept Plan Public Workshop:** Concept Plan for the Charles Town Sheetz Store (a Major nonresidential Site Development). The proposal consists of Gas Station, Large, including a 5,437 sq. ft. convenience store with drive-thru, 5 fueling islands with canopy, new roadway, open space, stormwater management areas and the construction of associated utilities.

Owner/Applicant: Guy Chicchirrichi; Developer: Bob Franks, Sheetz Inc. Property Location: Northeast corner of US 340 and Augustine Avenue intersection, Charles Town. Tax District: Charles Town (02); Tax Map: 16; Parcels: 1. Total Project Size: 2.5 acres; Zoning District: Highway Commercial (HC). (File: 21-4-SP.)

There is no public comment for the following items.

5. Requests for the Planning Commission to consider incorporating within their work plan two possible text amendments to the Zoning and Land Development Ordinance (Discussion / Possible Action):
 - A. Consider developing provisions for short term rentals.
 - i. Request from Amy Bowman, landowner
 - ii. Request from Chris Rife, landowner
 - B. Consider reducing the setback requirements for lots in the Residential Growth zoning district.
 - i. Request from the Board of Zoning Appeals
6. Reports from Legal Counsel
7. Planner's Memo
8. President's Report
9. Actionable Correspondence
10. Non-Actionable Correspondence