



AGENDA

Jefferson County Planning Commission

Tuesday, July 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 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/j/83616877283>

Meeting ID: 836 1687 7283

Dial by your location

+1 301 715 8592 US (Washington DC)

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

1. Approval of Meeting Minutes: June 8, 2021 and June 22, 2021
 2. Request for postponement.
 3. **Hunter Hills Subdivision Concept Plan Public Workshop:** A Concept Plan for Hunter Hills Subdivision (Major Residential Subdivision). The proposal consists of 642 lots [471 Single Family Detached and 171 Townhomes (SFA)] and associated infrastructure. Owner/Applicant: Ernest Hunter, et. al.; Developer: Joshbeen Grewal, ILA Properties, Inc., 4115 Charles Town Rd., Kearneysville, WV. Property Location: 4469 Charles Town Rd, Kearneysville, WV; Tax District: Middleway (07); Tax Map: 1; Parcel: 2; Parcel Size: +/- 107 Ac.; Zoning District: Residential-Light Industrial-Commercial (File #21-21-SD).
 4. **Milton's Landing Subdivision Concept Plan Public Workshop:** A Concept Plan for Milton's Landing Subdivision (Major Residential Subdivision). The proposal consists of 51 Single Family Detached lots to be served by on-lot well and septic systems. Owner/Applicant/Developer: David Lutman, Lutman Land Development. Property Location: South of Summit Point Rd, 0.3 miles west of Summit Point Rd/ Washington St intersection; Tax District: Charles Town (02); Map: 11; Parcels: 30 & 30.2; Parcel Size: +/- 67.6 Ac.; Zoning District: Residential Growth (File #21-22-SD)
 5. **Milton's Landing Subdivision Public Hearing (21-11-PCW)**

Waiver of Section 2.3.A.3 "Single Entrance Requirement" is a request to utilize a single entrance because of the location of the railroad crossing and other single family driveways existing along the State Road. This request is to minimize access points on the State Road due to the limited number of lots and the limited frontage along the State Road.
 6. **Milton's Landing Subdivision Public Hearing (21-12-PCW)**

Waiver of Section 22.206.B "Lots on and Length of a Cul-de-sac" is a request to exceed the maximum number of lots permitted on a Cul-de-Sac from 24 to allow serving the 51 proposed lots on two cul-de-
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Office of Planning & Zoning

116 E. Washington St., P.O. Box 716, Charles Town, WV 25414

Phone: 304-728-3228

Email: Planning.Department@jeffersoncountywv.org / Website: www.jeffersoncountywv.org

sacs and to exceed the maximum 800-foot requirement. The applicant maintains that their design is intended to work with the existing topography and will have two cul-de-sacs serving the lots because a steep connection would be required to connect the two cul-de-sacs.

There is no public comment for the following items.

7. Discussion/Action: FY 2021 4th Quarter Quarterly Report – for County Commission
8. Reports from Legal Counsel
9. Planner's Memo
10. President's Report
11. Actionable Correspondence
12. Non-Actionable Correspondence