



AGENDA - Draft

Jefferson County Planning Commission

Tuesday, August 10, 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/89080314783>

Meeting ID: 890 8031 4783

Dial by your location

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us02web.zoom.us/u/kbIUIVVCB1>

1. Approval of Meeting Minutes: July 13, 2021
2. Request for postponement.
3. **Public Hearing:** Major Site Plan for the Shepherdstown Sheetz Store 160 Site Plan Application, consisting of a proposed gas station with a 6,100 square foot Convenience Store with drive-thru, five (5) fueling islands with canopy, car wash, and related improvements. The property is designated as Tax District: Shepherdstown (09); Tax Map: 8; Parcels: 13, 15.2, parts of 10.2 & 14. Zoned: Residential-Light Industrial-Commercial (RLIC); Size: 5.4 acres (after merger); File: 20-10-SP.
4. **Public Hearing:** Request to lift the single family restriction (Note #4) Lot 1 of Trough Bend Subdivision (#01-05) to allow for the construction an in-law suite in the basement of a new home for a family member. Owner/Applicant: Lutman Land Development. Property Location: Vacant parcel on Trough Bend Road, Shepherdstown, WV; Tax District: Shepherdstown (09); Tax Map: 12; Parcel: 11.14; Size: 10.11 ac; Zoning District: Rural; File: 21-11-Q.
5. **Public Hearing:** Request to lift the single family restriction (Note #3) Lot 1 John Orndorff Minor Subdivision (#94-11), Peaceful Breeze Ln, Shepherdstown, WV Subdivision to allow for the construction of a 3 bedroom/2 bath house with 1 bedroom/1 bath in-law suite. Owner/Applicant: Nicole Picciotto. Property Location: Lot 1 Elmwood Farm, Peaceful Breeze Ln, Shepherdstown, WV; Tax District: (09); Tax Map: 12; Parcel: 8; Size: 12.99 ac; Zoning District: Rural; File: 21-12-Q.
6. **Public Hearing:** Request for a waiver from Section 20.201.A.2 of the Subdivision Regulations to allow a 6th lot to access a 50' access easement (Fennec Fox Lane) which was created as a part of a Minor Subdivision serving the maximum 5 lots. Owner/Applicant: Lutman Land Development LLC. Property Location: 7029 Flowing Springs Road and Fennec Fox Lane; Shepherdstown (09); Map: 17; Parcel: 4.8; Size: 1.54 acres ; Zoning District: Rural. File: 21-13-PCW.

There is no public comment for the following items.

7. Reports from Legal Counsel
 8. Planner's Memo
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Office of Planning & Zoning

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9. President's Report

10. Actionable Correspondence

11. Non-Actionable Correspondence