



Agenda
Jefferson County Planning Commission
Tuesday, March 8, 2022 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****

*Access virtual meeting from desktop, laptop, iPad/tablet, or phone.
You will be prompted to download the software or install the ZOOM app.*

Join Zoom Meeting: <https://us02web.zoom.us/j/89401284216>

Dial by location: 301-715-8592 / Meeting ID: : 894 0128 4216

Find your local number: <https://us02web.zoom.us/u/kdGVJJoDz0q>

1. Approval of Meeting Minutes: February 8, 2022
 2. Request for postponement.
 3. **Public Hearing:** Request for a waiver of Section 24.113.B.10 of the Subdivision Regulations, which requires an Archaeological Survey for all Major Subdivision Preliminary Plats. Applicant: Dan Snyder, P.E., B.C. Partners, Inc. Property Owner: B.C. Partners, Inc. Property Location: Northeast Corner of US 340 and WV 24, Old Country Club Road, WV. Parcel ID: 04001100110000; Size: 9.54 acres; Zoning District: Residential-Light Industrial-Commercial. File: 22-2-PCW.
 4. **Public Hearing:** Request for a waiver from Appendix B Table 2.2-1 “Roadway Design Standards” of the Subdivision Regulations, as it relates to standards for Non-Residential/ Industrial & Commercial Streets, including the required 60’ ROW width (requesting 50’); the required stopping sight distance of 235’ (requesting 207’) and the minimum horizontal curve radius of 300’ (requesting 200’ and 175’). Applicant: Dan Snyder, P.E., B.C. Partners, Inc. Property Owner: B.C. Partners, Inc. Property Location: Northeast Corner of US 340 and WV 24, Old Country Club Road, WV. Parcel ID: 04001100110000; Size: 9.54 acres; Zoning District: Residential-Light Industrial-Commercial. File: 22-3-PCW.
 5. **Public Hearing:** Request for a waiver of Section 20.201C.2 to allow a non-residential lot in a proposed minor subdivision to utilize an existing 20’ access easement (Tabernacle Lane). Applicant: Mission Tabernacle Church. Property Owner: Charlotte Beahm; Property Location: 382 Mission Rd., Harpers Ferry, WV. Parcel ID: 02021A00140000; Size: 1.37 acres; Zoning District: Rural. File: 22-4-PCW.
 6. **Public Hearing:** Request for a waiver of Section 20.201C.3; Appendix B, Sec. 3.1; and Appendix A, Sec. 1.4.28 to allow a non-residential lot in a proposed minor subdivision to process a final plat without obtaining health department approval. The subject lot will consist solely of an overflow parking area for Mission Tabernacle Church. Applicant: Mission Tabernacle Church. Property Owner: Charlotte Beahm. Property Location: 382 Mission Rd., Harpers Ferry, WV. Parcel ID: 02021A00140000; Size: 1.37 acres; Zoning District: Rural. File: 22-5-PCW.
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There is no public comment for the following items.

7. **Discussion and Action for a Zoning Map Amendment Request:** Planning Commission review and recommendation to the County Commission regarding whether the petition for a Zoning Map Amendment to rezone the subject parcel (to be known as Green Hill) from Rural to Residential Growth (RG) is consistent with the *Envision Jefferson 2035 Comprehensive Plan*. Owner/Applicant: William Reilly. Property Location: Northeast of the Flowing Springs Rd/Daniel Rd intersection Charles Town, WV. Tax District: Charles Town (02), Map: 3; Parcel: 9. Acreage: 102 acres. Zoning District: Industrial Commercial. File: 22-1-Z.
 8. **Discussion and Action for a Zoning Map Amendment Request** Planning Commission review and recommendation to the County Commission regarding whether the petition for a Zoning Map Amendment to rezone a 0.52-acre portion of the 4.42-acre subject parcel from Rural to Highway Commercial (HC) is consistent with the *Envision Jefferson 2035 Comprehensive Plan*. Owner/Applicant: Guy Chicchirichi. Property Location: NE of Augustine Avenue/Route 340 intersection Charles Town, WV. Tax District: Charles Town (02), Map: 16; Parcel: Portion of #1 acreage: 0.52 acres. Zoning District: Rural. File: 22-2-Z.
 9. **Reports from Legal Counsel**
 - a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109.
 - b. Review of Zoning Text Amendment File #ZTA19-03 related to solar energy facilities, including discussion of Jefferson County Circuit Court Civil Action No.'s 2021-C- 33 through 37 and Jefferson County Circuit Court Civil Action No.'s 2021- C-46 through 50, and WV Supreme Court No.'s 21-0727, 21-0728, and 21-0731.
 - c. Discussion regarding Comprehensive Plan Amendment and related issues.
 9. **Planner's Memo**
 10. **Zoning Administrator's Memo regarding a scrivener's error in the Zoning Ordinance.**
 11. **President's Report**
 12. **Actionable Correspondence**
 13. **Non-Actionable Correspondence**
 - Email from Richard Zigler dated February 20, 2022 regarding the proposed Comprehensive Plan text amendment pertaining to solar energy facilities.
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