



Advanced Agenda Revised  
Jefferson County Planning Commission  
Tuesday, May 17, 2022 at 7:00 PM

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**By order of the President of the Jefferson County Planning Commission,  
this meeting will be held both in-person and virtually via ZOOM.**

**In-Person Meeting Location:** County Commission Meeting Room located in the lower level of the Charles Town Library (side entrance on Samuel Street)  
200 East Washington Street, Charles Town, WV 25414

**ZOOM Meeting Information:** Meeting ID: 869 7355 3781  
Meeting Link: <https://us02web.zoom.us/j/86973553781>  
Call-In Option: 301-715-8592  
Find your local number: <https://us02web.zoom.us/u/kcH5EHtm9Z>

*Virtual meeting can be accessed from desktop, laptop, iPad, or from a phone. You will be prompted to download the software or install the ZOOM app.*

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1. Approval of Meeting Minutes: April 12, 2022 and Special Meeting April 19, 2022
  2. Request for postponement.
  3. **Public Workshop:** Concept Plan for Sam Michaels Park Master Plan consisting of the layout for full build-out of park. Applicant: Jefferson County Parks and Recreation. Property Owner: Jefferson County Commission. Property Location: 235 Sam Michaels Lane Shenandoah Junction, WV. Parcel ID: 02000300120000; Size: 137.87 acres; Zoning District: Rural. File: 22-2-SP.
  4. **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 for Kings Crossing Subdivision. Applicant/Property Owner: DR Acquisitions LLC. Property Location: West of Charles Town Road, South of St James Catholic Church. Parcel ID: 0200170022; Size: 86+ acres; Zoning District: Residential Growth. File 22-10-PCW
  5. **Public Hearing:** Preliminary Plat Public Hearing for Kings Crossing Major Residential Subdivision consisting of 404 lots (177 SFD and 227 SFA) and associated infrastructure. Applicant/Property Owner: DR Acquisitions LLC. Property Location: West of Charles Town Road, South of St James Catholic Church. Parcel ID: 0200170022; Size: 86+ acres; Zoning District: Residential Growth. File: 21-8-SD.
  6. **Public Hearing:** Request for a waiver of Section 20.203B of the Subdivision Regulations, which requires a Site Plan when the footprint of any addition or a new structure (building and/or parking lot) is greater than 1,200 square feet. Applicant/Property Owner: Krop Properties/Tina Krop. Property Location: 640 War Admiral Blvd, Charles Town. Parcel ID: 02000100270001; Size: 4.70 acres; Zoning District: Industrial-Commercial. File: 22-9-PCW.
  7. **Public Hearing:** Proposed text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA22-01, to allow Solar Energy Facilities to process as a Principal Permitted Use in areas located inside the Urban Growth Boundary and Preferred Growth Area as delineated on the Future Land Use Guide in the County's Comprehensive Plan; and as a Conditional Use in areas outside of the
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Urban Growth Boundary and Preferred Growth Area. The text amendment proposes revisions to Article 2 Definitions; Article 8 Supplemental Use Regulations (creation of Section 8.20 Solar Energy Facilities); and Appendix C Principal Permitted and Conditional Uses Table.

8. **Discussion and Possible Action:** Consideration of and possible action on a recommendation related to the text amendment to the Jefferson County Zoning and Land Development Ordinance, File #ZTA22-01, regarding Solar Energy Facilities.
9. **WITHDRAWN [Public Hearing:** Request for a waiver of Section 20.201A.2(a) to allow a lot in a proposed minor subdivision to utilize an existing 20' access easement (Tabernacle Lane) without obtaining an additional WV DOH permit. 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: 22-11-PCW.]

There is no public comment for the following items.

10. **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.

11. **Planner's Memo**

12. **President's Report**

13. **Actionable Correspondence**

14. **Non-Actionable Correspondence**

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