



Agenda
Jefferson County Planning Commission
Tuesday, July 12, 2022 at 7:00 PM

**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: 890 0127 4806
Meeting Link: <https://us02web.zoom.us/j/89001274806>
Call-In Option: 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kcrQilI7C>

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.

1. Approval of Meeting Minutes: June 12, 2022
2. Request for postponement.
3. **POSTPONED - Public Hearing:** Rock Ferry Station Lot 32 Final Plat Amendment. This proposal is to modify the 300' conservation buffer area on Lot 32. Applicant: Clint Curtis; Property Owner Clint Curtis & Cassaundra Maximin; Property Location: Vacant Parcel on Eagle Landing Rd Harpers Ferry, WV; Parcel ID: 06002200140032; Size: 3.26 acres; Zoning District: Rural; File: 22-4-FPA.
4. **Public Hearing:** Augustine Avenue Sheetz Major Site Plan for a Gas Station, Large, including a 6,077 sq. ft. convenience store with drive-thru, 5 fueling islands with canopy, roadway, stormwater management areas and associated infrastructure. Applicant: Bob Franks, Sheetz, Inc. Property Owner: Guy Chicchirichi; Property Location: NE of US 340 & Augustine Ave. Intersection, Charles Town, WV Parcel ID: 02001600010000; Size: 3.02 ac; Zoning District: Highway Commercial. File: 21-4-SP.

There is no public comment for the following items.

5. **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 properties, which are a part of the Summit Point Motorsports Park and Summit Point Training Campus, from Rural (R) to General Commercial (GC) is consistent with the *Envision Jefferson 2035 Comprehensive Plan*. Owner/Applicant: Summit Point Automotive Research Center, LLC. Property Location: Multiple properties southwest of the Village of Summit Point, WV, south of Summit Point Road, including, but not limited to, properties located on Motorsports Park Circle, Shenandoah Circuit Road, Summit Point Circuit Road, Jefferson Circuit Road, Skid Pad Road, and Training Campus Road. Tax District: Kabletown (06), Map: 16, Parcels 11, 11.1, 11.2, 11.11, OSA and Map 17, Parcels: 2, 2.1, 2.2, 3.1, 5, 9. Acreage: approximately 717 acres of the total 772.45 acres. Zoning District: Rural. File: 22-3-Z.

- 6. Review and Approval:** Planning Commission's 4th Quarterly Report/FY 2022 Annual Report to the County Commission per WV Code §8A-2-11. The Planning Commission is required by State Code to make an annual report to the appropriate governing body concerning the operation of the planning commission and the status of planning within its jurisdiction. *(to be distributed at the meeting)*
 - 7. Reports from Legal Counsel**
 - a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109 (also related Writ of Prohibition Supreme Court of Appeals No. 22-0469).
 - 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.
 - 8. Planner's Memo**
 - 9. President's Report**
 - a. Update related to status of Subdivision Regulations and Zoning Ordinance update.
 - 10. Actionable Correspondence**
 - 11. Non-Actionable Correspondence**
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