



Agenda
Jefferson County Planning Commission
Tuesday, August 9, 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: 844 2873 4627
Meeting Link: <https://us02web.zoom.us/j/84428734627>
Call-In Option: 301-715-8592
Find your local number: <https://us02web.zoom.us/u/keeQpaULoC>

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: July 12, 2022
2. Request for postponement.
3. **Public Workshop:** Miller Station Apartments Concept Plan to consist of 7 Multi-Family Garden Style Apartments with 218 units, associated parking spaces, SWM facilities, and signage. Applicant: Keane Enterprise; Property Owner: Gerald A Miller Estate c/o Paul S. Schleifman; Property Location: Captain Chews Trace, Charles Town, WV; Parcel ID: Tax District: Charles Town (02), Map: 8C, Parcels: 1-8; Combined Lot Size: 10 acres; Zoning District: Residential/Light Industrial/Commercial; File: #22-6-SP.
4. **Public Hearing:** Request for waiver from Section 22.208 to eliminate the sidewalks from the front of the Miller Station Apartments parcel. Applicant: Keane Enterprise; Property Owner: Gerald A Miller Estate c/o Paul S. Schleifman; Property Location: Captain Chews Trace, Charles Town; Parcel ID: Tax District: Charles Town (02), Map: 8C, Parcels: 1-8; Combined Lot Size: 10 acres; Zoning District: Residential/Light Industrial/Commercial; File: #22-17-PCW.
5. **Public Workshop:** Concept Plan for the Blake Solar Energy Facility. The applicant, Horus West Virginia 1, is proposing an 80MW solar electric generating facility to be located on approximately 516 acres, consisting of single-axis trackers, 535W modules, 3.38MW inverters, and new substation to connect the solar facility with the electric grid. A portion of the project site has existing high voltage power lines running through the property. File: #22-7-SP.

Property Owners/Location/ID/Size/Zoning District:

- Thorn Hill LLC; Vacant parcel on east side of Kabletown Road, south of Charles Town; Parcel ID: 2001900140000; Size: 171.59 acres; Zoning District: Rural
- Peel Properties WVA LLC; Two Vacant parcels on the south side of Charles Town Road, east of Kabletown Road; Parcel ID: 02001900150003; Size: 51.19 acres; & Parcel ID: 02001900150002; Size: 46.24 acres; Zoning District: Rural
- High Horizons Farm Inc.; Vacant parcel on both the north and south side of Charles Town Road, north of the intersection with Kabletown Road; Parcel ID: 02001900150002; Size (southern portion): ~ 185 acres; Zoning District: Residential Growth; Size (northern portion): ~65 acres Zoning District: Rural

A Conditional Use Permit for the 270 acre portion of the project located outside of the Charles Town Urban Growth Boundary, on the east side of Kabletown Road, was approved by the Board of Zoning Appeals 7/28/22 (File: #22-4-CUP).

There is no public comment for the following items.

6. **Withdrawn: 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 & Cassandra 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.
 7. **Discussion and Action:** For the Planning Commission to vote to approve or deny the Country Club Commons Preliminary Plat Application as complete in accordance with Sections 24.113 and 24.114 of the Subdivision Regulation, for the purpose of scheduling a Public Hearing for this application. Property Owner: B.C. Partners, Inc.; Property Location: Parcel ID: 04001100110000; Size: 9.54 acres; Zone: Residential/Light Industrial/Commercial. File: #19-17-SD.
 8. **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. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: ZTA22-01 Solar Energy Facilities).
 - d. Discuss and review Jefferson County Circuit Court Civil Action No. 2022-C-85.
 9. **Planner's Memo**
 10. **President's Report**
 11. **Actionable Correspondence**
 12. **Non-Actionable Correspondence**
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