



Agenda

Jefferson County Planning Commission

Tuesday, October 11, 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: 827 7870 4210
Meeting Link: <https://us02web.zoom.us/j/82778704210>
Call-In Option: 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kcrQilI7C>

If you wish to participate virtually in public comment for one of the agenda items, please type your name and agenda item # in the chat function at the start of the meeting. Please mute yourself when you are not talking. When participating, please be mindful that your video is streaming to others.

1. Approval of Meeting Minutes: September 13, 2022
2. Request for postponement: Public Hearing: Country Club Commons Preliminary Plat (Item #3).
3. **Public Hearing Postponed:** Country Club Commons Preliminary Plat to create 4 non-residential lots and a public street for future commercial pad-users. Property Owner: B.C. Partners, Inc. Property Location: Vacant NE Corner of Route 24 and Route 340; Parcel ID: 04001100110000; Size: 9.54 acres; Zone: Residential-Light Industrial-Commercial; File: #19-17-SD.
4. **Public Hearing:** Final Plat Amendment to lift the single family restriction (Note #1 on Final Plat DB 721/PG310) to allow for the construction of a detached accessory dwelling unit for a family member. Property Owner/Applicant: Bobby and Nancy Jones; Property Location: 208 Turn One Drive, Summit Point, WV; Parcel ID: 06001700060006; Size: 16.26 ac; Zoning District: Rural; File: #22-5-FPA.
5. **Reconsideration of Waiver Request** (based on a redesign provided by the applicant):
Public Hearing: Waiver request from Section 20.203.B.2 to waive the requirement of a site plan to allow the construction of a 1,274 square foot apartment building with a 145' +/- gravel driveway and a 10-space parking area. Property Owner/Applicant: Susquehanna Properties/Doug Porter; Property Location: 14956 Charles Town Rd, Charles Town; Parcel ID: 02001700190000; Size: 0.94 ac; Zoning District: Residential-Light Industrial-Commercial; File: #22-18-PCW.
6. **Public Hearing:** Waiver request from Section 20.102.B to allow site grading to commence prior to site plan approval for the River Riders Snow Tube project. Property Owner/Applicant: Harpers Ferry Holdings, LLC; Property Location: 408 Alstadts Hill Rd., Harpers Ferry, WV; Tax District: Charles Town (04), Map: 9, Parcels: 62, 63, 61, 61, 70, 72, 75, 63; Total Project Size: 15+- acres; Zoning District: Residential-Light Industrial-Commercial; File: #22-19-PCW.
7. **Public Hearing:** Request for the following waivers:
 - a. Waiver request from Appendix B, Sec. 2.3.B.3 to increase the maximum two-way entrance width from 35' to 37' to accommodate tractor trailer movements for a proposed retail store (Dollar General).

- b. Waiver request from Appendix B, Sec. 2.5.N to increase the maximum drive aisle width from 24' to 42' to accommodate tractor trailer movements for a proposed retail store (Dollar General).

Property Owner: Iris Wood. Applicant: A&R Development (Dollar General); Property Location: Mark Kramer Subdivision, Lot 2, Southwest corner of Amanda Ct. and Shepherdstown Pk., Harpers Ferry, WV; Parcel ID: 04001000110005; Size: 2.26 acres; Zoning District: Residential-Light Industrial-Commercial (22-20-PCW).

8. **Public Hearing:** Waiver request from Section 21.101.A, which requires blocks to not exceed six lots in length on one side of the street, to allow a mixture of lot numbers along both sides of the streets for the proposed Stonecrest Subdivision (22-11-SD). Property Owner: Flowing Springs Road, LLC; Applicant: DR Horton; Property Location: Flowing Springs Road, Charles Town, WV; Parcel ID: 02000300090000; Size: 104.98 acres; Zoning District: Residential Growth; File #22-21-PCW.
9. **Public Hearing:** Waiver request from Section 21.104.A of the Subdivision Regulations to reduce the minimum lot width from 80' to 65' for the proposed Stonecrest Subdivision (22-11-SD). Property Owner: Flowing Springs Road, LLC; Applicant: DR Horton; Property Location: Flowing Springs Road, Charles Town, WV; Parcel ID: 02000300090000; Size: 104.98 acres; Zoning District: Residential Growth; File #22-22-PCW.
10. **Public Hearing:** Waiver request from Section 24.113.B.10, which requires Phase I archaeological study and a historic resources impact study to be included with the Preliminary Plat for the proposed Stonecrest Subdivision (22-11-SD). Property Owner: Flowing Springs Road, LLC; Applicant: DR Horton; Property Location: Flowing Springs Road, Charles Town, WV; Parcel ID: 02000300090000; Size: 104.98 acres; Zoning District: Residential Growth; File #22-23-PCW.

There is no public comment for the following items.

11. **Review and Approval:** Planning Commission Calendar Year 2023 Meeting and Submission Dates
12. **Review and Approval:** 1st Quarter FY 2022-2023 Quarterly Report (*to be distributed at the meeting*).
13. **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.
12. **Planner's Memo**
13. **President's Report**
- Discussion regarding on zoom participation.
14. **Actionable Correspondence**
15. **Non-Actionable Correspondence**
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