



Agenda

Jefferson County Planning Commission

Tuesday, November 15, 2022 at 7:00 PM

**By order of the President of the Jefferson County Planning Commission,
this meeting can be participated in in-person only.
The meeting will be broadcast live 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 Broadcast Information*: Meeting ID: 884 2236 7545
Meeting Link: <https://us02web.zoom.us/j/88422367545>

**If watching live broadcast, please ensure your microphone is muted and be mindful that your video is streaming to others.*

1. Approval of Meeting Minutes: October 11, 2022
2. Request for postponement
3. **Public Hearing:** Country Club Commons Waiver from Appendix B, Table 2.2-1, “Roadway Design Standards” of the Subdivision Regulations, which requires a 35’ Minimum Turning Flare Radius at pavement edge; the applicant is requesting a 20’ turning radii for the entrance drives. Property Owner/Applicant: B.C. Partners located at the E Corner of Route 340 and Route 24 (Country Club Road), Harpers Ferry, WV; Parcel ID: 04001100110000; Size: 9.54 acres; Zone: Residential/Light Industrial/Commercial; PC File # 22-25-PCW.
4. **Public Hearing (Postponed from 9/13/22 & 10/11/22):** Country Club Commons Preliminary Plat to create four (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; PC File #19-17-SD.
5. **Public Hearing (Continued from 10/11/22):** 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; Zone: Rural; PC File #22-5-FPA.
6. **Public Workshop:** Concept Plan for the Rippon Solar Energy Facility. The applicant, Torch Clean Energy (Attn: Sam Gulland), is proposing a 99 MWac solar electric generating facility on approximately 878-acres. The project will consist of solar modules, a new substation to connect the solar facility with the electric grid, and underground utilities. The project site has existing high voltage power lines running through the property; PC File #22-15-SP.

Property Owners/Location/ID/Size/Zoning District

- Stiles Family Partnership LLC; Vacant parcel located north of 1337 Roper North Fork Rd, Charles Town, WV; Parcel ID 06001100060001; Lot Size: 25.14 ac; Zone: Rural

- Stiles Family Partnership LLC; Vacant parcel located north of 1337 Roper North Fork Rd, Charles Town, WV; Parcel ID 06001100060000; Lot Size: 115.8 ac; Zone: Rural
 - Bullskin LLC, Property Owner; 673 Old Shennandale Rd, Charles Town WV; Parcel ID: 06001100090000; Lot Size: 133.75 / Project Size: 106.52 ac; Zone: Rural
 - Clarence E Hough Et Al; Vacant parcel located west of 957 Myerstown Rd, Charles Town, WV; Parcel ID: 06001000030001; Lot Size: 108.66 ac/Project Size: 99.84 ac; Zone: Rural
 - View Mountain Farm LLC; 28 Dutch Hill Rd, Charles Town, WV; Parcel ID: 06002100060000; Lot Size: 101.6 ac / Project Size: 97.01 ac; Zone: Rural
 - Stanley W Jr & Katherine B Dunn; 2646 Kabletown Rd, Charles Town, WV; Parcel ID: 06002100050000; Lot Size: 174.6 ac / Project Size: 165.52 ac; Zone: Rural
 - Stanley W Jr & Katherine B Dunn; Vacant parcel located east of 28 Dutch Hill Rd, Charles Town, WV; Parcel ID: 06002100070000; Lot Size: 89.39 ac / Project Size: 86.07 ac; Zone: Rural
 - Stanley W Jr & Katherine B Dunn; Vacant parcel located east of 2646 Kabletown Rd, Charles Town, WV; Parcel ID: 06002200050001; Lot Size: 232 ac / Project Size: 169.15 ac; Zone: Rural
 - Stanley W Jr & Katherine B Dunn; 1371 Myerstown Rd, Charles Town, WV; Parcel ID: 06001000050000; Lot Size: 366 ac / Project Size: 12.27 ac; Zone: Rural
7. **Public Workshop:** Concept Plan for Sunnyside Major Residential Subdivision consisting resubdividing nine (9) existing commercial lots into 29 Single Family; Vacant Lots off Kanawha Lane.
- Applicant/Property Owner: Sunnyside Investment LLC; Sunnyside Industrial Park, Lots 1-5, Vacant parcels located on Kanawha Lane, Charles Town, WV; Tax District: Kabletown (06); Map: 12; Parcels: 12, 12.2, 12.3, 12.4, 12.5; Lots size: 33 (combined acreage); and
 - Applicant/Property Owner: Thomas Management Group Inc.; Sunnyside Industrial Park, Lots 8-11, Vacant parcels located on Kanawha Lane, Charles Town, WV; Tax District: Kabletown (06); Map: 12; Parcels: 12.8, 12.9, 12.10, 12.11; Lot size: ~20 (combined acreage); Zone: Residential-Light Industrial-Commercial. PC File # 22-27-SD.
8. **Public Hearing:** Julie Evans (Easement) Waiver from Section 21.402.D and 21.401 of the Subdivision Regulations to move the electric line into the easement. Property Owner/Applicant: Julie Evans/Preston Gillmore, 774 Bunkhouse Road, Kearneysville, WV; Parcel ID: 07000900010006; Size: 12 acres; Zone: Rural; PC File #22-24-PCW.
9. **Public Hearing** Performance Auto Works, LLC Waiver from Sections 20.203.B.2 “Limited Site Plan” and 20.203.B.3 “Full Site Plan” of the Subdivision Regulations to allow for the construction of a 2,400 sq ft storage building and 3,700 sq ft of gravel area (6,100 sq ft disturbed area) without processing a Site Plan. Property Owner/Applicant: Performance Auto Works, LLC 8063 Leetown RD, Kearneysville; Parcel ID: 07001900190018; Size: 2.11 acres; Zone: Rural; PC File # 22-26-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
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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 for possible action Jefferson County Circuit Court Civil Action No. 2022-C-85.

11. Planner's Memo

12. President's Report

13. Actionable Correspondence

14. Non-Actionable Correspondence

