



## Agenda

Jefferson County Planning Commission

Tuesday, December 13, 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: 889 1995 2394  
Meeting Link: <https://us02web.zoom.us/j/88919952394>

*\*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:** November 15, 2022
- 2. Request for postponement**
- 3. Public Workshop:** Concept Plan for Verizon-Franklinton Telecommunications Tower consisting of a 199' Monopole Telecommunication Tower including 6 Antennas and a 2,500 square foot fenced compound area, screened by an 8' tall board fence. Applicant: Verizon Wireless; Property Owner: Douglas and Laura Gansler; Property Location: Berryville Pike at Clarke County VA line; Parcel ID: 0600290003000; Size: 15.4 ac; Zoning District: Industrial-Commercial; File: #22-12-SP.
- 4. Public Hearing:** Final Plat Amendment to lift the single family restriction (Note #2 on Final Plat DB 9/ PG18) to allow for the construction of an agricultural caretaker's residence and a detached accessory dwelling unit for a family member (in-law suite). Property Owner/Applicant: Tammy Miller; Property Location: Riccards' Estate Minor Subdivision, Lot 2; 1335 Gardners Lane, Shepherdstown; Parcel ID: 09001700090004; Size: 35.39 ac; Zoning District: Rural; File: #22-6-FPA.
- 5. Public Hearing:** Final Plat Amendment to lift the single family restriction (Note #9 on Final Plat PB 25/ PG 85A) to allow for the construction of a detached accessory dwelling unit for a family member (in-law suite). Property Owner/Applicant: Julia Reynes; Property Location: Potomac Ridge Subdivision, Lot 7; 384 Potomac Ridge Lane, Shepherdstown, WV; Parcel ID: 09001000090017; Size: 3.01 ac; Zoning District: Rural; File: #22-7-FPA
- 6. POSTPONED to 1/10/23 Meeting: Public Workshop:** Reconsideration of the Concept Plan for Berryville Pike Telecommunications Tower consisting of a 179' Monopole Telecommunications Tower. *Note that this is the remand of the Berryville Pike Telecommunications Tower Concept Plan with discussion limited to "demonstration of need" under Jefferson County Circuit Court Civil Action No. 2022-C-85.* Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility LLC; Property Owner: 340 Rainbow LLC; Property Location: 3511 Berryville Pike, Charles Town, WV; Parcel ID: 06001100010002; Size: 9.31 acres; Zoning District: Industrial-Commercial; File # 21-8-SP.

**There is no public comment for the following items.**

**7. 2024 Comprehensive Plan Initial Discussion and Possible Action**

Discussion and direction related to the Staff presentation regarding the draft 2-year timeline proposed for the development of the 2024 Comprehensive Plan, a 10 year update required by WV Code §8A-3.

**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 for possible action Jefferson County Circuit Court Civil Action No. 2022-C-85.

**9. Planner's Memo**

Revised 2023 Meeting Schedule and Submission Deadlines

**10. President's Report**

Discussion and Appointment of Budget Committee

**11. Actionable Correspondence**

**12. Non-Actionable Correspondence**

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