



Agenda
Jefferson County Planning Commission
Tuesday, March 28, 2023 at 7:00 PM

**By order of the President of the Jefferson County Planning Commission,
Public Participation is available in-person only.
The meeting will be broadcast live via ZOOM for viewing purposes only.**

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: 818 1931 9981
Meeting Link: <https://us02web.zoom.us/j/81819319981>

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

- 1. Public Hearing:** Preliminary Plat for the Stonecrest Major Residential Subdivision, which consists of 320 detached single-family residential lots, proposed to be developed in two Phases. Applicant: DR Horton. Property Owner: Flowing Springs Road LLC. Property Location: Parcel ID: 02000300090000; Project Size: 102 acres; Zone: Residential Growth. File: 22-11-SD.

There is no public comment for the following items.

2. Reports from Legal Counsel

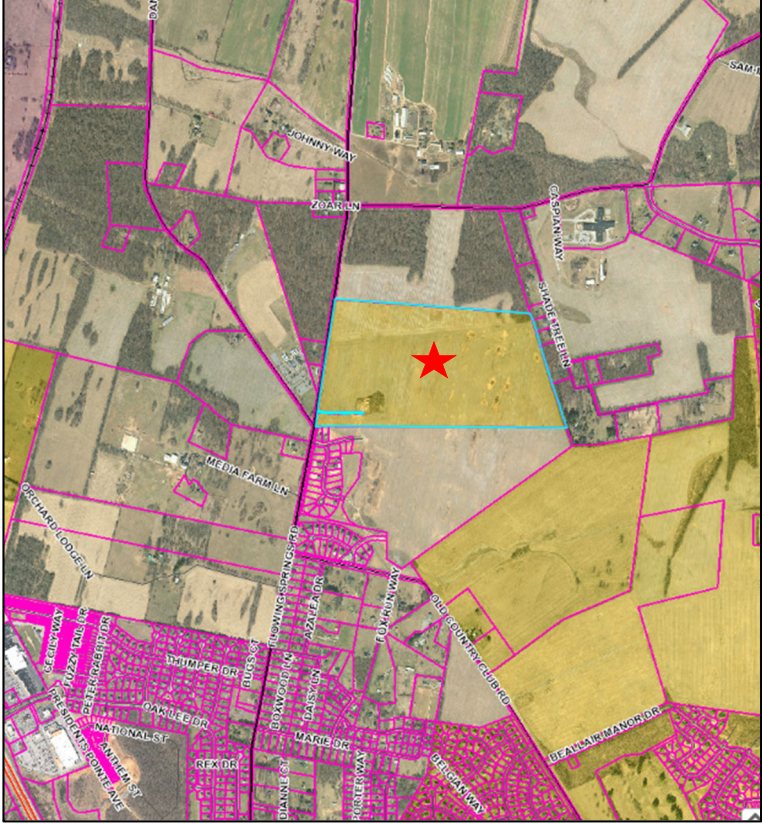
- a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109.
- b. Review of Zoning Text Amendment File #ZTA19-03 related to solar energy facilities, including discussion of Jefferson County Circuit Court Civil Action No.'s 2021-C- 33 through 37 and Jefferson County Circuit Court 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. 2023-C-48 (RE: PC File #21-8-SP Berryville Pike Telecommunications Tower).

3. President's Report

Staff Report
 Jefferson County Planning Commission Meeting
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Stonecrest Subdivision Preliminary Plat (File #22-11-SD)

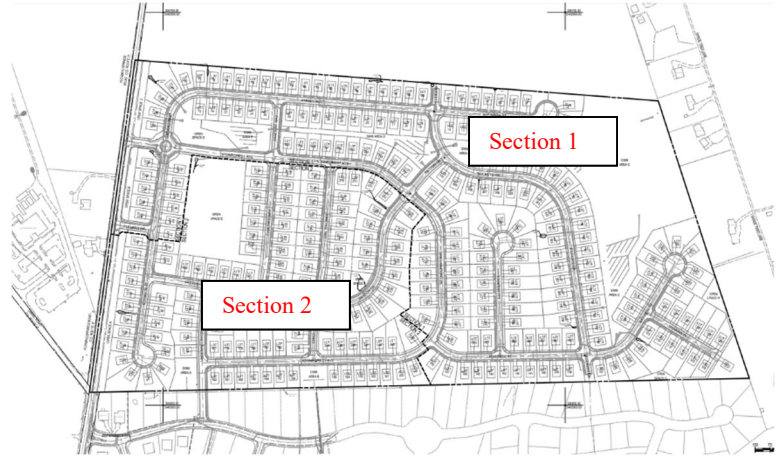
Item # 1: Public Hearing: Preliminary Plat for the Stonecrest Major Residential Subdivision, which consists of 320 detached single-family residential lots, proposed to be developed in two Phases.

Owner/ Applicant	Flowing Springs Road, LLC/ DR Horton
Consultant	Mark McDonald, Integrity Federal Services
Parcel Location and Information	<p style="text-align: center;">Flowing Springs Road east of Daniels Road Charles Town, WV Parcel ID: 02000300090000; Size: 102 acres; Zoning District: Residential Growth</p> 
Adjacent Zoning	North, East, West: Rural; South: Rural and Residential Growth
Proposed Activity	Major Residential Subdivision consisting of 320 single-family detached lots, open space & stormwater management areas, to be served by public water and sewer.
Previous Approvals:	<p>2-9-23: Stonecrest Minor Subdivision (22-29-SD) dividing the property into 2 lots for future phases (PB26/PG522).</p> <p>3-17-22: County Commission approved Zoning Map Amendment (22-1-Z) for this property from Rural to Residential Growth.</p> <p>This property had a previously approved Conditional Use Permit (CUP) and Preliminary Plat both of which expired in 2010.</p>

Stonecrest Subdivision Preliminary Plat (File #22-11-SD)

Site Background:

The applicant has received approval for the Concept Plan for a Major Residential Subdivision consisting 320 single family detached home lots on 102 acres to be served by public water by Jefferson Utility Inc. (JUI) and sanitary sewer by the Charles Town Utility Board (CTUB). The property is located east of Flowing Springs Rd, near the intersection with Daniels Road, north of the Aspen Green Subdivision. The property was subsequently divided into two parcels via a Minor Subdivision process to allow the future development in Sections, which is reflected in the Preliminary Plat (Sheet 7 of 133).



The overall density for this development is 3.14 dwelling units per gross acre for the entire 102-acre property and 4.85 dwelling units per net acre for the 65.93-acre portion of the property that will be occupied by homes. The minimum lot area for properties served by public water and sewer in the Residential Growth zone is 6,000 square feet, with a required area per dwelling unit of 10,000 square feet. The proposed subdivision consists of an average lot size for the 320 lots of 8,702 square feet, with an overall area per dwelling unit of 13,885 square feet.

This proposed development meets the “Medium Density Residential” category, which is defined by the *2035 Envision Jefferson Comprehensive Plan* as “three units to 6.99 units per acre and reflects land occupied by a single development or a mixture of densities and housing types, including single-family detached, duplex, condominium, or townhome development. This type of development pattern would be required to be served by a public water and sewer system.” After the Concept Plan, all Major Residential Subdivisions require processing a Preliminary Plat and Final Plat.

Subdivision Category

In accordance with Section 20.202 of the Subdivision Regulations, any subdivision of land that requires the development of streets (public or private) or easements of access to the lots, or common area and/or includes the creation of more than five residential lots or more than two non-residential lots, and/or requires the development of new off-tract infrastructure or the extension of existing off-tract infrastructure, is classified as a Major Subdivision. Stonecrest Subdivision is processing as a Major Residential Subdivision.

Major Subdivisions require the processing of a Concept Plan (Sections 24.110 - 24.112), which requires a Public Workshop; a Preliminary Plat (Sections 24.113 – 24.115), which requires a Public Hearing; posting of a surety/bond for all improvements (Division 24.500); and a Final Plat (Section 24.116 – 24.188), which is administratively reviewed and approved.

The Concept Plan Public Workshop for this Subdivision was held on June 14, 2022. The application being heard at tonight’s Public Hearing is the Preliminary Plat for this development.

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Stonecrest Subdivision Preliminary Plat (File #22-11-SD)

Preliminary Plat Approval Process

The applicant submitted the Preliminary Plat for Stonecrest Major Residential Subdivision for review and approval on November 9, 2022. In accordance with Section 24.113 of the Subdivision Regulations, the Planning Commission deemed the Preliminary Plat application complete, at the request of the applicant, at their February 14, 2023 meeting. Since the February 14, 2023 Planning Commission meeting, the applicant has resubmitted the Preliminary Plat to address the outstanding 2nd and 3rd Review comments. The 4th review resulted in noting that final approval from Charles Town Utility Board (sanitary sewer), Jefferson Utilities, Inc. (water), and the WV DOH entrance permit approval information, and resolution of minor technical comments are outstanding. In accordance with Section 24.114 of the Subdivision Regulations, the Planning Commission scheduled this Public Hearing for March 28, 2023, within 45 days of accepting the application as complete. This hearing has been advertised as required in the Subdivision Regulations.

The Subdivision Regulations require the review of the submitted application and plat and plans by the Department of Engineering, Planning and Zoning as well as the WVDOH and the relevant Public Utility Agency, in this case Jefferson Utilities, Inc. (JUI) and the Charles Town Utility Board (CTUB). The Department is required to determine whether the density, use, and plan meet the requirements of the Zoning Ordinance and any other zoning issues and/or variances that can be identified at the Preliminary Plat submission. The Department is also required to provide a written opinion as to whether the Preliminary Plat meets the site planning criteria specified in Articles 21 and 22 of the Subdivision Regulations and whether the Concept Plan was fulfilled.

Engineering, Planning and Zoning Staff completed their review of the Preliminary Plat in accordance with these Articles and the requirements of Appendix A, Section 1.3 and advised the Planning Commission that the subdivision plat was still under review at the February 14, 2023 PC meeting. Staff reported to the Planning Commission that staff would continue to review the plat and application to ensure that they conform to the Zoning Ordinance requirements, generally meet the site planning criteria specified in Articles 21 and 22 of the Subdivision Regulations, and fulfill the Concept Plan direction. The Planning Commission made a motion to deem the Preliminary Plat essentially complete provided the staff's outstanding comments are addressed and to proceed with a Public Hearing at their 4th Tuesday meeting on March 28, 2023 Planning Commission meeting.

The applicant resubmitted the revised Preliminary Plat for the 3rd and 4th reviews to staff for additional reviews on March 6, 2023 and March 15, 2023. As of this staff report, there are minor outstanding technical comments as well as comments relate to requiring an approved WV Division of Highways (WVDOH) Highway Encroachment Permit; and approval by CTUB (sanitary sewer) and JUI (water) of the design and extension of the water and sanitary sewer lines. Approval of the Preliminary Plat can be conditioned on resolution of the final staff comments and approval of these permits. It should be noted that the Subdivision Regulations require the Jefferson County Offices of Engineering and Planning to defer to the (WV DOH) requirements and approval for all major subdivisions. This Plat cannot be approved without the WVDOH Encroachment Permit approval.

This staff report serves as the staff's written determination the Plat essentially meets the requirements of the Zoning Ordinance and Articles 21 and 22 of the Subdivision Regulations, as required by the Subdivision Regulations, provided the outstanding technical issues and comments are addressed. The

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Stonecrest Subdivision Preliminary Plat (File #22-11-SD)

purpose of today’s Public Hearing is to receive public comment on the proposed Preliminary Plat in accordance with the Subdivision Regulations and WV Code 8A.

Approved Waivers

The Planning Commission has approved the following waivers pertaining to this development:

- 22-21-PCW: Waiver of Section 21.104A reducing minimum lot frontage to 65’ (PC Approved 10-11-22)
- 22-22-PCW: Waiver of Section 21.101.A allowing blocks to exceed 6 lots in length (PC Approved 10-11-22)
- 22-23-PCW: Waiver of Section 24.113.B.10 regarding a required Archaeological Study (PC Approved 10-11-22)

Subdivision Requirements Related to Preliminary Plat Approval

The following list summarizes the requirements of Section 24.115 of the Subdivision Regulations, which requires the Planning Commission to review the recommendations and opinions of the reviewing agencies, the staff’s decision regarding compliance with the Zoning Ordinance, and the testimony of the public and render its decision. It also states that, in making its decision, the Planning Commission shall apply the following excerpted rules:

1. Zoning. The Planning Commission cannot deny an application on the basis of zoning if the staff’s decision is that the application complies with the Zoning Ordinance.
2. Impact Fees. The Preliminary Plat application cannot be denied on the grounds of adverse impact on services which benefit from the County’s adopted impact fees (parks and recreation, schools, law enforcement, fire protection, and emergency services).
3. Roads. The Planning Commission shall defer to the WVDOH on final requirements and approvals for improvements to the public roads.
 - Stonecrest Subdivision proposes two access points to Flowing Springs Road (WV 17), which require WV DOH approval and were included in the Traffic Impact Study (TIS). This conforms with Section 21.102C and Appendix B Section 2.3A.3 of the Subdivision Regulations which requires all residential subdivisions with more than 30 lots to have a minimum of two access points from existing roads.
 - Sec. 21.102D of the Subdivision Regulations also requires that “where the adjoining land is vacant, the subdivision shall provide stub streets to the property line. Connections shall be made to all properties that are not vacant or have stub streets in place. The access shall be to properties on all sides. . . .” The Stonecrest Subdivision Plan meets this requirement and proposes the required interconnectivity to the vacant land to the north and to the stub streets provided in the Aspen Green Subdivision to the south.
 - Sec. 22.208 of the Subdivision Regulations requires sidewalks along at least one side of the streets in this subdivision, which is being shown on the Preliminary Plat detail sheets.
 - The proposed layout of this subdivision includes an interconnected network of streets as well as some cul-de-sacs. Section 22.206.B of the Subdivision Regulations limits cul-de-sacs to a maximum of 800 feet and serving 24 lots. The proposed layout for the Stonecrest Subdivision meets this requirement.

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- The WVDOH has approved the required Traffic Impact Study (TIS) per e-mail from Jason Gerhart dated 6/6/22.
 - This Plat cannot be approved without the WVDOH Encroachment Permit approval which is pending.
4. Sewer and Water Systems. All sewer and water systems, whether privately owned or publicly owned shall be permitted only on the recommendation of the relevant Public Service District or private utility. The Planning Commission shall not make a decision contrary to the agency provider recommendation unless there is compelling professional evidence that its recommendation is in error.
- The proposed lots will be served by the Charles Town Utility Board (CTUB) for sanitary sewer services and Jefferson Utility Inc. (JUI) for public water. CTUB and JUI have final design approval before the Preliminary Plat can be signed.
5. Engineering and Landscaping. The Preliminary Plat being reviewed consists of sediment and erosion control, stormwater management, sanitary sewer or water system engineering, landscaping, and site development plan. The Preliminary Plat application cannot be denied based on engineering considerations that have not been addressed at this stage of the proceedings. The Planning Commission and County Engineer may attach conditions to ensure that specific issues are addressed.
6. Open Space. Open space to be provided to satisfy the requirements of the Zoning Ordinance shall be identified on the Preliminary Plat. Covenants and deed restrictions applicable to such open space to assure its retention shall be submitted and approved.
- Section 21.105 of the Subdivision Regulations requires a subdivision with a density of 4-6 units per acre to provide 7% of the land to be dedicated to open space/parkland in the Residential Growth (RG) Zoning District. For this development, the 7% open space/parkland requirement equals approximately 4.47 acres. The Regulations also state that no more than 60% of this acreage may be passive open space/recreation. The applicant has indicated that they will be providing approximately 6.15 acres (9.63%) of open space/parkland with 4.86 acres (79%) dedicated to active recreation and 1.3 acres of passive recreation/open space.
 - Additionally, 12.2 acres are dedicated to stormwater management areas.

Approval of the Preliminary Plat may include conditions based on input from the Department of Engineering, Planning and Zoning and relevant agencies that must be met in the preparation of the final plat, final engineering, and final landscaping. Such conditions may include any proffers made by the developer and accepted by the Planning Commission or agency benefiting from the proffer. In no event shall a condition require the developer to reduce the density below the requirements of the Zoning Ordinance or what is shown on the proposal unless the reduction is proffered by the applicant.

The Office of Engineering and Office of Planning and Zoning Staff recommend the following conditions of approval prior to the Engineer signing off on the Preliminary Plat:

- a. WV DOH approval of the issuance of the Highway Entrance Permit; and
- b. Charles Town Utility Board (CTUB) for sanitary sewer services and Jefferson Utility Inc. (JUI) for public water utility design and connections.

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- c. Finalize addressing all outstanding technical comments for staff's approval.

Planning Commission Action Required

Section 24.115 of the Subdivision Regulations states that, after the close of the public hearing, or at any meeting within 14 days thereafter, the Planning Commission shall do one of the following:

- (1) Approve the application;
- (2) Approve the application with conditions;
- (3) Deny the application; or
- (4) Hold the application for up for 45 days for additional information. If the application is to be held for the additional time, a date certain for re-opening the public hearing must be set by the Planning Commission simultaneously with the vote to hold the Public Hearing. Additional legal advertisement is not required.

It further states that the Planning Commission may approve the plan if it meets the standards of the land use ordinances, deny the plan if it does not meet the standards of the land use ordinances, or approve the plan with conditions to complete any remaining items. In the event that the Preliminary Plat is approved with conditions to complete any remaining items, unless otherwise directed by the Planning Commission, Staff shall have the authority to grant final approval of the Preliminary Plat once the conditions are met. Also, if the Planning Commission conditionally approves the Preliminary Plat, then the applicant shall be required to submit a notarized document expressly and explicitly waiving the 45-day time requirement for the Planning Commission and/or Staff to act. If the applicant is unwilling to provide such document, then the Planning Commission shall proceed in the final consideration of the Preliminary Plat.

Sec. 24.115 of the Subdivision Regulations further states that the approval of the Preliminary Plat, with or without conditions, allows the applicant to proceed to prepare a Final Plat, final engineering, and final landscape plan. The approval shall be good for a period of five years from the date of Planning Commission approval, with the provision that any zoning changes that have been advertised for a public hearing prior to the date of approval may be made a condition of approval if adopted prior to submission of Final Plat including all engineering and landscaping. The Final Plat will not require any further public input unless a waiver or variance is required.

MAJOR SUBDIVISION SHOWING STONECREST SUBDIVISION PRELIMINARY PLAT

JEFFERSON COUNTY FILE NUMBER: #22-11-SD
CHARLES TOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 3, PARCEL 9; D.B. 1255, PG. 569
MINOR SUBDIVISION PLAT: PB 26 & PG 522

OWNER/APPLICANT:
FLOWING SPRINGS ROAD, LLC
21631 RIDGETOP CIRCLE, SUITE 250
STERLING, VA 20166
(703) 444-4100

OWNER/APPLICANT:
DR HORTON
181 HARRY S. TRUMAN
PARKWAY, SUITE 250
ANNAPOLIS, MD 21401
(443) 233-2032



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JEFFERSON COUNTY, WEST VIRGINIA

- PRELIMINARY PLAT APPROVAL
- SITE PLAN APPROVAL

BY: _____ COUNTY ENGINEER _____ DATE _____

BY: _____ COUNTY PLANNER _____ DATE _____

STATEMENT OF ACCEPTANCE:

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON, AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT OR SITE PLAN.

DR HORTON
181 HARRY S. TRUMAN PARKWAY, SUITE 250
ANNAPOLIS, MD 21401 _____ DATE _____

JEFFERSON COUNTY CONSTRUCTION NOTES

- (TABLE 1.2-1)
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND INSPECTED PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES AND SITE GRADING.
EARTH WORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557, AS SHOWN BELOW:
A. ROADWAYS: 98%
B. PARKING LOTS FOR HEAVY TRUCKS: 98%
C. PARKING LOTS FOR PASSENGER VEHICLES: 95%
D. UTILITY LINE TRENCHES: 98%
E. BUILDING PAD: 100%
THE ABOVE COMPACTION REQUIREMENTS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A SOILS TECHNICIAN UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, AND ACCEPTABLE TO THE COUNTY ENGINEER.
 - CHANGES AND REVISIONS TO THE CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST SUBMITTED IN WRITING AND APPROVED BY THE COUNTY ENGINEER AND ANY OTHER AGENCIES, AS DEEMED APPROPRIATE.
 - WORK ZONE TEMPORARY TRAFFIC CONTROL ALONG A PUBLIC ROAD SHALL BE IN ACCORDANCE WITH WEST VIRGINIA DIVISION OF HIGHWAY REQUIREMENTS AND APPROVAL.
 - SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION IN PUBLIC RIGHT-OF-WAYS OR IN AREAS SERVED BY UNDERGROUND UTILITIES, CALL MISS UTILITY: 1-800-245-8446.

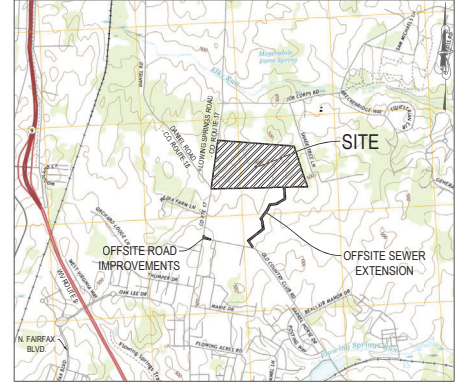
CIVIL LEGEND:	
EXISTING	PROPOSED
BOUNDARY/RIGHT-OF-WAY LINE	BOUNDARY/RIGHT-OF-WAY LINE
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CONCRETE MONUMENT/IRON REBAR	CONCRETE MONUMENT/IRON REBAR
EASEMENT LINE	EASEMENT LINE
ROAD CENTERLINE	ROAD CENTERLINE
HEADER CURB	HEADER CURB
CURB & GUTTER	CURB & GUTTER
CURB & GUTTER	CURB TRANS. REVERSE CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF CONCRETE	EDGE OF CONCRETE
EDGE OF GRAVEL	EDGE OF GRAVEL
SIDEWALK	SIDEWALK
GUARDRAIL	GUARDRAIL
BOARD FENCE	BOARD FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
WIRE FENCE	WIRE FENCE
BUILDINGS	BUILDINGS
RETAINING WALL	RETAINING WALL
MISCELLANEOUS SIGNS	MISCELLANEOUS SIGNS
MAIL BOX	MAIL BOX
SITE LIGHT WITH POLE	SITE LIGHT WITH POLE
BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
UTILITY POLE	UTILITY POLE
UTILITY POLE GUY WIRE	UTILITY POLE GUY WIRE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE	UNDERGROUND UTILITY LINE
OVERHEAD COMMUNICATIONS LINE	OVERHEAD COMMUNICATIONS LINE
UNDERGROUND COMMUNICATIONS LINE	UNDERGROUND COMMUNICATIONS LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
SANITARY SEWER MAIN	SANITARY SEWER MAIN
SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN-OUT	SANITARY SEWER CLEAN-OUT
STORM SEWER LINE	STORM SEWER LINE
STORM SEWER MANHOLE	STORM SEWER MANHOLE
STORM SEWER DROP INLET	STORM SEWER DROP INLET
STORM SEWER CURB INLET	STORM SEWER CURB INLET
STORM SEWER RIP-RAP	STORM SEWER RIP-RAP
STORM SEWER END SECTION	STORM SEWER END SECTION
WATER MAIN	WATER MAIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER METER	WATER METER
INDEX CONTOUR LINE	INDEX CONTOUR LINE
INTERMEDIATE CONTOUR LINE	INTERMEDIATE CONTOUR LINE
SPOT ELEVATIONS	SPOT ELEVATIONS
TREES/SHRUBS	TREES/SHRUBS
DRIP LINE OF TREES	DRIP LINE OF TREES
LIMITS OF CONSTRUCTION	LIMITS OF CONSTRUCTION
SOIL BOUNDARY	SOIL BOUNDARY



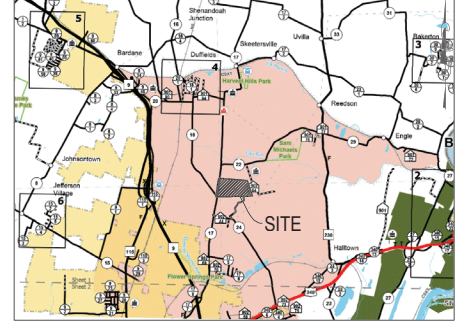
Know what's below.
Call before you dig.

JEFFERSON COUNTY - COMPLETE LIST OF WAIVERS/VARIANCES			
(TABLE 1.2-2)			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
SUBDIVISION	24.113.B.10	ARCHAEOLOGICAL STUDY	10/11/2022
SUBDIVISION	21.101.A	BLOCKS EXCEED 6 LOTS IN LENGTH	10/11/2022
SUBDIVISION	21.104.A	REDUCE MIN. LOT WIDTH TO 65'	10/11/2022

VICINITY MAP SCALE: 1"=2,000'



WVDOH VICINITY MAP SCALE: 1"=1 MILE



Sheet	Title
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LIST OF APPROVALS:

AGENCY	PERMIT #	DATE
JEFFERSON UTILITIES INC. (WATER)		
WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN RESOURCES (WATER)		
CHARLES TOWN UTILITY BOARD (SEWER)		
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION		
JEFFERSON COUNTY GIS/ADDRESSING		
WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION		

REVISIONS:

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	02-03, 06, 25, 35, 57-61 - WVDOH COMMENTS	10/11/2022
2.	01-06, 35, 39-40, 56-61 - WVDOH COMMENTS	12/19/2022
3.	ALL SHEETS - JEFFERSON UTILITIES AND CTUB COMMENTS	01/16/2023
4.	ALL SHEETS - JEFFERSON COUNTY COMMENTS	02/07/2023
5.	ALL SHEETS - JEFFERSON COUNTY AND CTUB COMMENTS	03/03/2023
6.	ALL SHEETS - JEFFERSON COUNTY AND WVDOH COMMENTS	03/14/2023

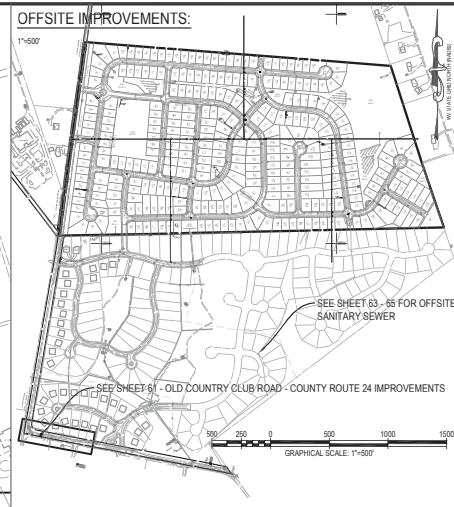
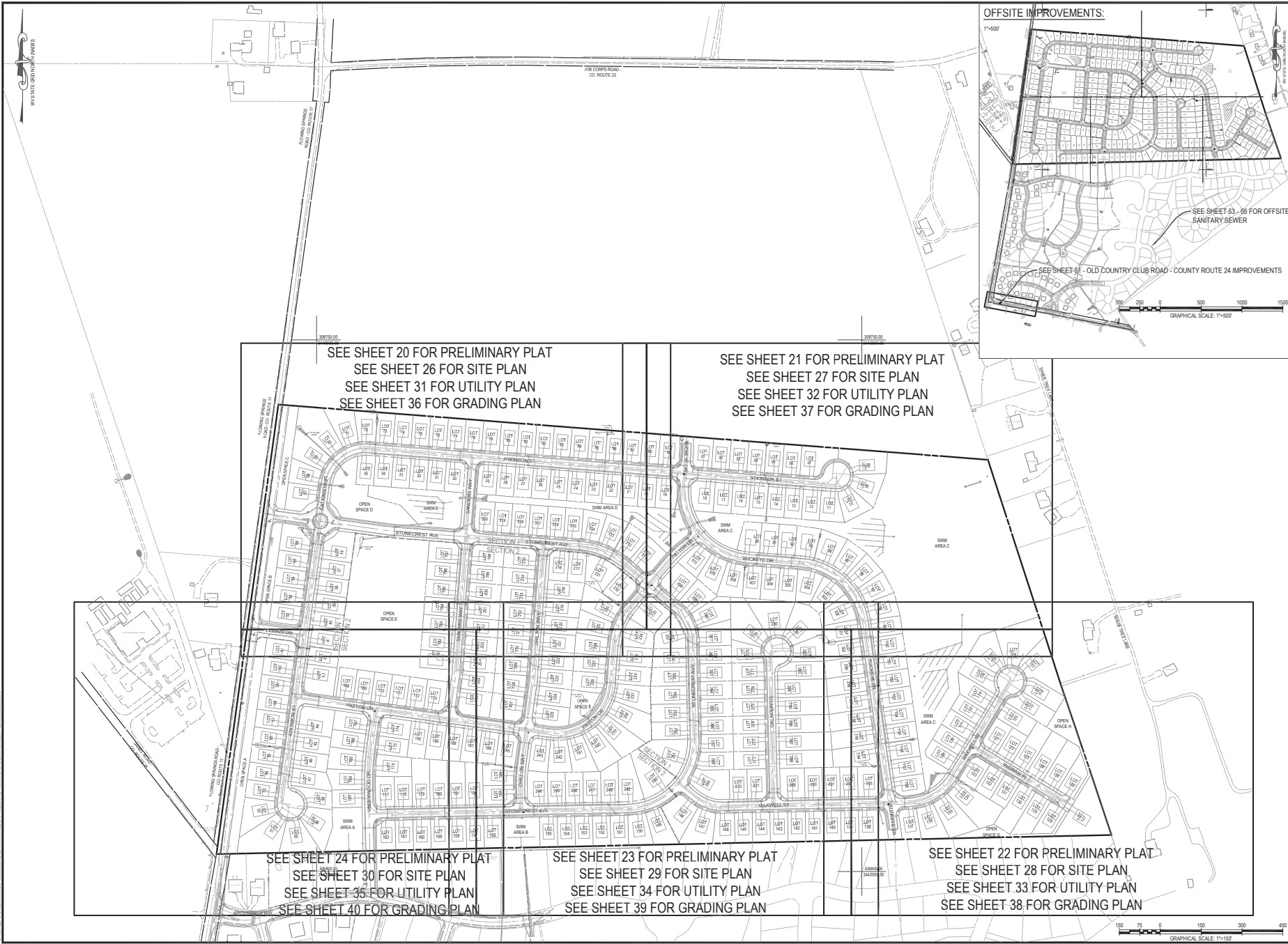
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NO.	REVISIONS
1.	10/11/2022 - WVDOH COMMENTS
2.	12/19/2022 - JEFFERSON UTILITIES AND CTUB COMMENTS
3.	01/16/2023 - JEFFERSON COUNTY COMMENTS
4.	02/07/2023 - JEFFERSON COUNTY AND CTUB COMMENTS
5.	03/03/2023 - JEFFERSON COUNTY AND WVDOH COMMENTS

STONECREST SUBDIVISION
TAX MAP 3, PARCELS 8, 9, 10, 1556, PG. 569
CHARLES TOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
J.C. FILE #22-11-SD

SCALE:	HORIZ.:	AS NOTED
DATE:	JUNE 2022	
JOB:	2582-0103	
DRAWN:	MAC	CHECK: RPP
CADD:	C-G-001 DWG	
NCS:	GI-001	
SHEET:	01	OF 133



SEE SHEET 20 FOR PRELIMINARY PLAT
 SEE SHEET 26 FOR SITE PLAN
 SEE SHEET 31 FOR UTILITY PLAN
 SEE SHEET 36 FOR GRADING PLAN

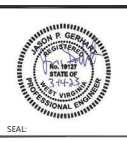
SEE SHEET 21 FOR PRELIMINARY PLAT
 SEE SHEET 27 FOR SITE PLAN
 SEE SHEET 32 FOR UTILITY PLAN
 SEE SHEET 37 FOR GRADING PLAN

SEE SHEET 24 FOR PRELIMINARY PLAT
 SEE SHEET 30 FOR SITE PLAN
 SEE SHEET 35 FOR UTILITY PLAN
 SEE SHEET 40 FOR GRADING PLAN

SEE SHEET 23 FOR PRELIMINARY PLAT
 SEE SHEET 29 FOR SITE PLAN
 SEE SHEET 34 FOR UTILITY PLAN
 SEE SHEET 39 FOR GRADING PLAN

SEE SHEET 22 FOR PRELIMINARY PLAT
 SEE SHEET 28 FOR SITE PLAN
 SEE SHEET 33 FOR UTILITY PLAN
 SEE SHEET 38 FOR GRADING PLAN

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NO.	DATE	REVISIONS
1	10/11/2022	ISSUE FOR COMMENTS
2	10/19/2022	INVOICE COMMENTS
3	10/19/2023	JEFFERSON UTILITIES AND CLUB COMMENTS
4	10/20/2023	JEFFERSON COUNTY COMMENTS
5	10/27/2023	JEFFERSON COUNTY AND CLUB COMMENTS
6	10/27/2023	JEFFERSON COUNTY AND PUDOK COMMENTS

STONECREST SUBDIVISION
 TAX MAP 3, PARCELS 8 & 9, 1556, PG 569
 CHARLES COUNTY TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA
 J.C. FILE #22-11-60

SCALE:	HORIZ: 1" = 150'
	VERT: 1" = 150'
DATE:	JUNE 2022
JOB:	2582-0103
DRAWN:	MAC
CHECK:	RPP
CADD:	C-CS-100.DWG
NCS:	CS-100
SHEET:	06 OF 133

Planning Department

From: Planning Department
Sent: Monday, March 20, 2023 10:21 AM
To: 'Teresa Forsyth'
Subject: RE: Public hearing March 28 for 328 new houses on Flowing Springs Road

Good morning Ms. Forsyth,

Please note that our office is in receipt of your email and your comments will be included in the Planning Commission packet for the upcoming March 28, 2023 Planning Commission meeting. This packet will be made available on the County's [webpage](#) by close of business on Friday, March 24, 2023.

Thank you,

Jennilee Hartman, Zoning Clerk
 Office of Planning and Zoning
 304-728-3228

From: Teresa Forsyth <teresa.forsyth@gmail.com>
Sent: Monday, March 20, 2023 9:56 AM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Public hearing March 28 for 328 new houses on Flowing Springs Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

As a Jefferson County resident, born and raised and graduated from Jefferson High School first class in 1973, I present this opinion:

Flowing Springs Road has not significantly changed in my lifetime. It was narrow with no shoulders, bumps, humps, curves.

Please see WV Dept of Highways for the number of traffic accidents on Flowing Springs Road. Fatafs. T-Bone fatafs. Rear-end impacts. Sideswipes. Another way to look.....check out the fences....many are just pieced together due to the number of times they've been hit.

Look at the data for the intersection of Flowing Springs Road and Old Country Club Road.

Please just sit on Flowing Springs Road and watch the traffic. 45 mph? 50 mph? Nope --- 70.

Now look at Old Country Club Road. Yes, long ago it was a country club out there. Yes, the road hasn't changed. Still the same road. It's been the same road for at least 60 years.

How many more 17 year olds will die at the "Home Depot Intersection"? Three pickups or commercial vehicles flew through the red light a couple weeks ago, gunning their engines as they went through. Makes me jittery every time I go to Walgreens!

Permitting 300+ houses mean more cars, a minimum of $300 \times 2 = 600$ cars daily for one trip, 1200 cars for 2 trips; but it also means more bathrooms, it means more children. $300 \text{ houses} \times 2 \text{ kids} = 600 \text{ kids} ===$ that's an elementary school right there!!!

Stop this nonsense today ---- Jefferson County Planning Department -- just stop. You can't afford the schools you have. You can't get teachers - many days a class doesn't even have substitute coverage. School system begs for bus drivers and substitute teachers at the beginning of the year. I know for a fact, because I was interviewed, that one

week before Wildwood opened this year they didn't have three teachers, because I was interviewed for a long-term sub position and I wouldn't take it.

Also, you have a 25 bed Critical Access Hospital. That Hospital is SMALLER than it was actually intended to be when it was built in the 1980's. The entire top floor was supposed to be patient rooms but was turned into offices and storage. Cardiac rehab has been gone for years. Staffing? When I worked there, they relied on Travel staff to keep it open. Anything major ---- time is lost due to waiting and hoping for a transfer and means to transfer. AND WHERE to TRANSFER as COVID quickly taught us. I worked there until 2011 in the E.R. I got really good at getting the document ready prior to the ambulance arrival or helicopter arrival. Try keeping a patient alive for hours and hoping they live until the next facility. Or that their limb didn't die. Or that their child didn't have permanent brain damage. Internally I would laugh hysterically when people would move here to Jefferson County from "the city", come into the E.R., ask for a cardiologist (ha) or a plastic surgeon (ha), or an ENT (ha) or urologist (ha) or a pediatric dentist (ha) they would ask "What do you have here?" My answer professionally was "We can keep you alive until we transfer you elsewhere.

You want all this new growth? FIRST, DO THE INFRASTRUCTURE, THEN THE PERMITTING!!!!!!
Put in the roads, make sure you have enough teachers to cover the kids you have.

I don't sew a dress and then hope I can fit in it! I plan!
I don't start a casserole only to find I don't have ingredients - I plan!
I didn't have children only to find I couldn't feed them - I planned!

Stop this approval nonsense now. Draw a line somewhere. Stop.
Teresa Forsyth
teresa.forsyth@gmail.com