



Advanced Agenda  
Jefferson County Planning Commission  
Tuesday, July 11, 2023 at 7:00 PM

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**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: 846 1020 6767  
Meeting Link: <https://us02web.zoom.us/j/84610206767>

*\*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:** June 13, 2023
- 2. Request for postponement.**
- 3. Public Workshop:** Concept Plan for the Orchard Springs Major Residential Subdivision consisting of approximately 146 single-family homes and 122 townhouses. Applicant/Property Owner: Alharmoosh Development Group LLC; Property Location: 257 and 263 Ridge Road, Shenandoah Junction, WV; Parcel ID: 02000100450000 and 02000100290000; Size: 75.17 and 1.05; Zoning District: Residential Growth (File: 23-14-SD).
- 4. Public Hearing:** Request for a Waiver from Section 21.104A, which requires the minimum frontage to be the minimum lot width for the Zoning District, or 80 feet, whichever is less (Orchard Springs Subdivision). (File: 23-14-SD). Applicant/Property Owner: Alharmoosh Development Group LLC; Property Location: 257 and 263 Ridge Road, Shenandoah Junction, WV; Parcel ID: 02000100450000 and 02000100290000; Size: 75.17 and 1.05; Zoning District: Residential Growth (File: 23-15-PCW).
- 5. Public Hearing:** Request for a Waiver from Section 21.101A, which requires the blocks to not exceed six lots in length on one side of the street less (Orchard Springs Subdivision). (File: 23-14-SD). Applicant/Property Owner: Alharmoosh Development Group LLC; Property Location: 257 and 263 Ridge Road, Shenandoah Junction, WV; Parcel ID: 02000100450000 and 02000100290000; Size: 75.17 and 1.05; Zoning District: Residential Growth (File: 23-16-PCW).
- 6. Postponed until July 25, 2023. Public Hearing:** Request for a Variance from Section 2.1B of the 1979 Subdivision Ordinance (parent to child exemption) to lift the single family restriction to allow for a detached Accessory Dwelling Unit (Kennel); Applicant/Property Owner: Nicholas Russo and Alice Davenport; Property Location: 1899 Trough Road, Shepherdstown, WV; Parcel ID: 09000900070006; Size: 10 acres; Zoning District: Rural (File: 23-2-PCV).
- 7. Postponed until July 25, 2023. Public Hearing:** Request for a Waiver from Section 20.201A.2, to reduce the width of the required access easement from 50' to 40' for a three lot minor subdivision. (File: 23-18-SD). Applicant/Property Owner: Palmisano A W-TR; Property Location: 2034 Persimmon Ln, Shepherdstown, WV; Parcel ID: 09000700050000; Size: 47.73; Zoning District: Rural (File: 23-18-PCW).

There is no public comment for the following items.

**8. Discussion and Possible Direction:** Discuss a requested *2045 Comprehensive Plan* work session and/or meeting with the Jefferson County Agricultural community.

**9. Discussion and Recommendation:** 4<sup>th</sup> Quarter Quarterly Report/ FY23 Annual Report to County Commission

**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 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).

**11. Planner's Memo**

**12. President's Report**

**13. Actionable Correspondence**

**14. Non-Actionable Correspondence**

- Email from Lanae Johnson Re: Women on Steering Committee
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