



Agenda  
Jefferson County Planning Commission  
Tuesday, July 11, 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: 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 equal to 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 (*to be distributed at meeting*).

**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**

- Email from Lyn Widmyer Re: African American Heritage Festival

**14. Non-Actionable Correspondence**

- Email from Lanae Johnson Re: Women on Steering Committee
-