



Advanced Agenda
Jefferson County Planning Commission
Tuesday, February 25, 2025 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: 854 1879 9840
Meeting Link: <https://us02web.zoom.us/j/85418799840>

**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:** January 14, 2025 meeting
2. **Request for postponement**

The following items are open for public comment

3. **Public Hearing for the Birdhill Meadows Preliminary Plat.** The proposal consists of the following: Construction of 104 Single-Family Detached Homes, Construction of 76 Townhomes, and Construction 39 Villas. The proposed site improvements will include stormwater management facilities, roadway infrastructure, and public utilities. Property Owner: Jefferson Orchards, Inc. Property Location: Vacant parcel located .35 miles northeast of the intersection of Charles Town Road and Kearneysville Pike, Kearneysville, WV. Parcel ID: 07000300290000; Size: 194.72 acres; Zoning District: Residential Growth (File #24-12-SD).
4. **Public Hearing:** Variance from Note 14 of Plat Book 14 Page 54 to allow the residue and two proposed lots access off of Van Clevesville Road for a proposed three lot minor subdivision. Property Owner: Jose Osorio. Property Location: 1196 Van Clevesville Road, Kearneysville, WV 25430. Parcel ID: 09001500010007; Size: 80.15 acres; Zoning District: Rural (File #25-1-PCV).

There is no public comment for the following items.

5. **Discussion and Possible Action Related to the Comprehensive Plan Update:** Review of the amended 2045 Comprehensive Plan
6. **Reports from Legal Counsel**
7. **Planner's Memo**
 - a. Upcoming Meetings Overview
8. **President's Report**
9. **Actionable Correspondence**
10. **Non-Actionable Correspondence**