



AGENDA
Jefferson County Planning Commission
Tuesday, August 13, 2013

Planning Commission meetings are held in the Old Charles Town Library Meeting Room located at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 p.m.

All Citizens that desire to speak must sign-in prior to the Agenda Item being addressed.

1. Welcoming of new Planning Commissioner, William McLeod.
2. Approval of the minutes from the July 09, 2013 Planning Commission Meeting.
3. Approval of the minutes from the July 23, 2013 Planning Commission Meeting.
4. Citizen Communications: If you wish to comment, please sign-in to speak for issues that are not on the agenda or items that are not open for public comment. Items not open for public comment will be so noted.
5. Request for postponement.
6. CIS Amendment Public Hearing: Allstadt's Corner (PC File #07-10) to be amended to Allstadt's Corner Business Center. Property is located at the intersection of Route 340 and Millville Road, where the Flea Market is currently located.
7. Public Hearing: Request by applicant Bloomery Plantation Distillery (File #PCW13-07, -08, and -09) to be represented by Thomas Kiefer and Linda Losey for a waiver from the following sections of the Jefferson County Subdivision and Land Development Regulations:
 - a) **PCW13-07:** Appendix B, Section 2.2: Request for waiver from the requirements for driveway width and depth.
 - b) **PCW13-08:** Appendix B, Section 9.4: Request for an increase in maximum driveway slope requirements from 8% to 20%.
 - c) **PCW13-09:** Appendix B, Section 4.3. Request for a waiver from the requirement to provide stormwater management for all areas of site that are to be disturbed.
8. **Request withdrawn by applicant:** *Public Hearing: Request by Jefferson County Parks and Recreation (PCW13-10) for a waiver from Appendix B, Section 3.1.A and Appendix A, 1.3.A.24 of the current Jefferson County Subdivision and Land Development Regulations requiring a permit from the Jefferson County Health Department prior to approval of the Preliminary or Final Plat.*

There is no public comment for the remaining items.

9. Discussion and possible recommendation regarding the proposed text amendments to the following sections of the Zoning and Land Development Ordinance: 2.2, 4.10, 5.7, 5.8, 8.5, 9.5, 10.5, 11.1, and 12.2. Review comments compiled from the June 11, 2013 Public Hearing.
10. Discussion and possible recommendation regarding the Proposed Stormwater Management Ordinance and Text Amendments to the Subdivision and Land Development Regulations and to amend such other articles, sections, subsections, and provisions of the regulations as necessary to implement and maintain consistency with the foregoing amendments.
11. Reports from Legal Counsel and legal advice to the Planning Commission.
Active Litigation:
 - Far Away Farms
 - Cedar Meadows Airpark

12. Director's Report.

- Update on 2014 Comprehensive Plan.

13. Planning Commission Exchange and Liaison Reports:

- County Commission Meeting
- Health Department Meeting
- Public Service District Meeting
- Parks and Recreation Meeting
- Jefferson County Development Authority Meeting
- Water Advisory Committee Meeting
- Planning Commission Exchange

14. President's Report.

- Letter from Planning Commission responding to the County Commission's request to consider amending the existing commercial zoning categories (I-C and R-LI-C).

15. Actionable Correspondence.

16. Non-Actionable Correspondence.

- Letter from Debbie Royalty, President of the Jefferson County League of Women Voters

17. Signing of approved Motions from previous Planning Commission meetings.

- Signing Approved Motions for US Coast Guard Waiver Requests PCW13-04, -05, and -06.

All files are made available for public review Monday through Friday, 9:00 a.m. to 5:00 p.m. (excluding Holidays). The Planning Commission welcomes written comments at any time. Submitting a document no later than the Thursday before a scheduled meeting will provide the Commission an advanced opportunity to review your comments prior to the meeting. Please note that documentation and exhibits submitted at a Planning Commission meeting are retained as part of the official record.

Feel free to submit your comments to any of the addresses below:

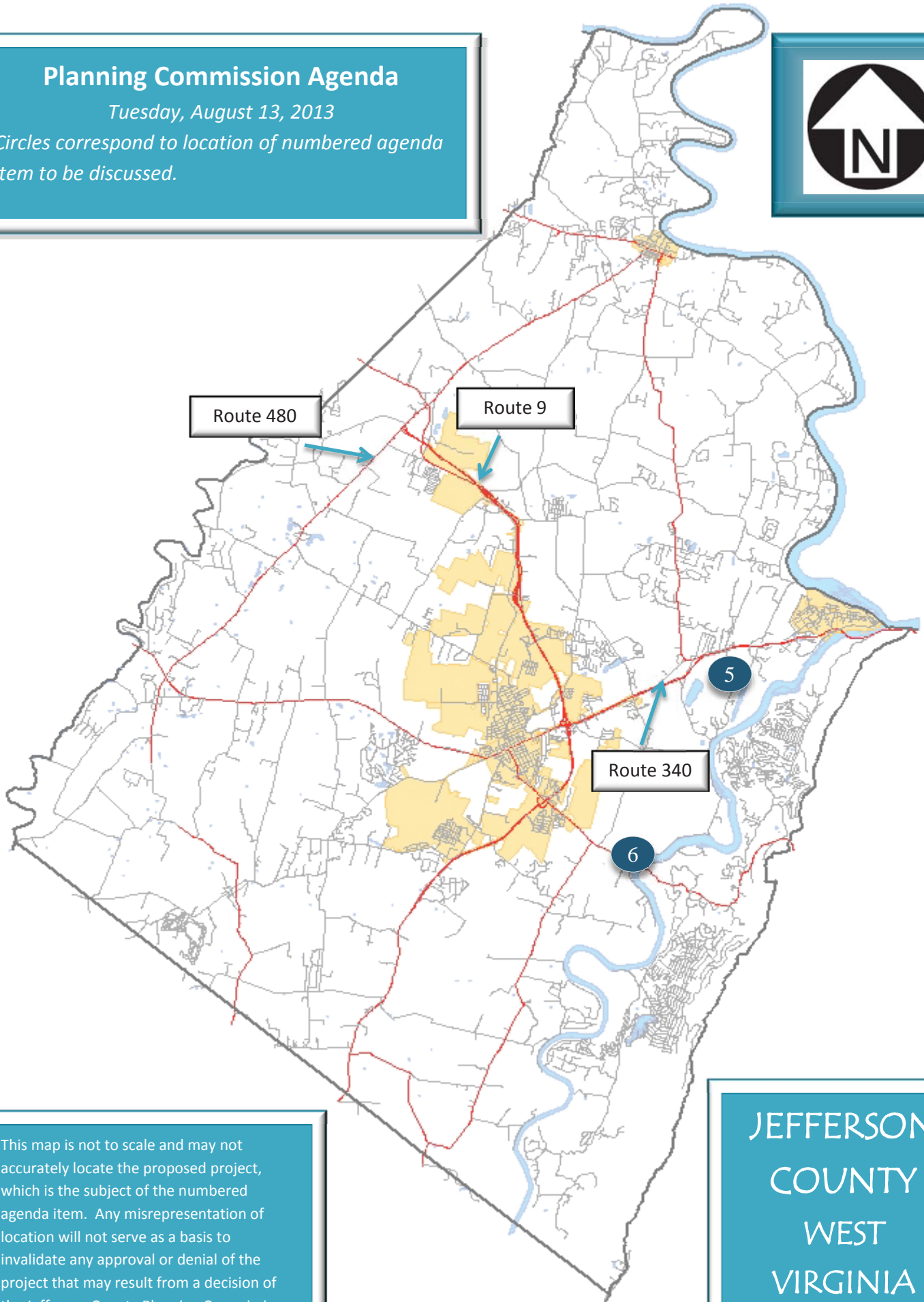
Physical Address: 116 E. Washington St., Charles Town, West Virginia 25414
Mailing Address: P.O. Box 338, Charles Town, West Virginia 25414
Email Address: planningdepartment@jeffersoncountywv.org
Fax Number: 304-728-8126

Any party desiring a transcript of these proceedings will be responsible for providing a competent stenographer at their own expense. Minutes, video and/or audio recordings of past meetings, the Jefferson County Subdivision Regulations, Zoning Ordinance and Comprehensive Plan, as well as any working proposed amendments are located on our website at www.jeffersoncountywv.org. Minutes and audio recordings of older meetings that are not on the County's website are available for review in the office.

Planning Commission Agenda

Tuesday, August 13, 2013

Circles correspond to location of numbered agenda item to be discussed.



Route 480

Route 9

Route 340

5

6

This map is not to scale and may not accurately locate the proposed project, which is the subject of the numbered agenda item. Any misrepresentation of location will not serve as a basis to invalidate any approval or denial of the project that may result from a decision of the Jefferson County Planning Commission.

JEFFERSON
COUNTY
WEST
VIRGINIA