



Advanced Agenda
Jefferson County Planning Commission
Tuesday, April 8, 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: 889 7600 5872
Meeting Link: <https://us02web.zoom.us/j/88976005872>

**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:** March 11, 2025 and March 25, 2025 meetings.
2. **Request for postponement**

The following items are open for public comment

3. **Public Workshop for the 11065 Middleway Pike Concept Plan.** The proposal consists of establishing the following land use: Storage, Commercial (self-storage units); Retail Sales and Service, General (a private gym); Retail Sales, Limited; Convenience Store, Limited; Professional Office. The applicant is proposing to construct new buildings and the expansion of the existing parking lot. Property Owner: Mark Roper. Property Location: 11065 Middleway Pike & 600 Eagle Avenue, Charles Town, WV. Parcel ID: 02001100130000, 02001100130001, 02001100140000, and 02001100120001; Size: ~2.2 ac; Zoning District: Residential Growth (File #25-1-SP).
4. **Public Hearing:** Waiver from Section 2.5 of the Subdivision Regulations to reduce the depth of a parking space from 20' to 18' for a proposed commercial development (Site Plan File #25-1-SP). Property Owner: Mark Roper. Property Location: 11065 Middleway Pike & 600 Eagle Avenue, Charles Town, WV. Parcel ID: 02001100130000, 02001100130001, 02001100140000, and 02001100120001; Size: ~2.2 ac; Zoning District: Residential Growth (File # 25-8-PCW).
5. **Public Workshop for the Global Environmental & Remediation Concept Plan.** The proposal consists of constructing a 100' x 100' building for a construction company, an employee parking area, and an outdoor equipment storage. Property Owner: Global Environmental & Remediation, LLC. Property Location: Parcel located north of the Middleway Pike and Shirley Road intersection (formerly addressed as 7367 Middleway Pike), Charles Town, WV. Parcel ID: 07002000090001; Size: ~6 acres; Zoning District: Rural (File #25-2-SP).
6. **Public Hearing:** Waiver from Section 20.201C.2 of the Subdivision Regulations to allow a proposed two-lot nonresidential subdivision to utilize an existing access/drive aisle as opposed to a county grade road. Property Owner: S&N Properties, LLC. Property Location: 256 Halltown Road, Harpers Ferry, WV. Parcel ID: 04001100210002; Size: 12.56 acres; Zoning District: Residential-Light Industrial-Commercial (File #25-10-PCW).

7. **Public Hearing:** Waiver from Section 20.201A of the Subdivision Regulations to reduce the required access width from 50' to 20' for a proposed family transfer minor subdivision. Property Owner: Paige & Anthony Wenner. Property Location: 195 Vidon Farm Lane, Shepherdstown, WV 25443. Parcel ID: 09001200080006; Size: 10 acres; Zoning District: Rural (File #25-11-PCW).
8. **Public Hearing:** Waiver from Article 21, Section 21.101A, which requires the blocks shall not, in most instances, exceed six lots in length on one side of the street. Applicant: DR Acquisitions, LLC/Matt Powell. Consultant: Integrity Federal Services, Inc/Brooke Perry. Property Location: Vacant Lots located on Somerset Blvd, Charles Town, WV. Parcel IDs: 02000900080000 & 02000900080011; Size: ~136.08 acres; Zoning District: Residential-Light Industrial-Commercial
9. **Public Hearing:** Waiver from Article 21, Section 21.104A, which requires the minimum frontage shall be the minimum lot width for the Zoning District or 80 feet, whichever is less. The applicant is requesting to reduce the lot width from 80' to 65'. Applicant: DR Acquisitions, LLC/Matt Powell. Consultant: Integrity Federal Services, Inc/Brooke Perry. Property Location: Vacant Lots located on Somerset Blvd, Charles Town, WV. Parcel IDs: 02000900080000 & 02000900080011; Size: ~136.08 acres; Zoning District: Residential-Light Industrial-Commercial

There is no public comment for the following items.

10. Reports from Legal Counsel

- a. Report on legal issues related to Mountain Pure Water Bottling Facility and matters related thereto.

11. Planner's Memo

- a. Discussion on Committee

12. President's Report

13. Actionable Correspondence

14. Non-Actionable Correspondence

- a. Emails re: "Actionable comments for 3/25/25: Agenda item 9. Discussion and Possible Action:" received between 03/18/25 – 03/28/25
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