

Meeting Minutes

Jefferson County Planning Commission

March 11, 2025

The Jefferson County Planning Commission met on March 11, 2025, at 7:00 pm with the following Planning Commission members present: Mike Shepp, President; Aaron Howell, Vice President; Cara Keys; County Commission Liaison, Wade Louthan, Secretary; J Ware, Tim Smith, Donnie Fisher, Bruce Chrisman, and Daniel Hayes were present in person.

Staff members present included Luke Seigfried, County Planner; Jonathan Saunders, County Engineer; Nathan Cochran, Prosecuting Attorney; and Colin Uhry, Planning & Zoning Clerk.

Mr. Shepp called the meeting to order at 7:00 pm and confirmed a quorum was present.

1. **Approval of Meeting Minutes:** February 25, 2025 Meeting

Mr. Shepp stated the minutes stand approved as presented.

2. **Request for postponement.**

Mr. Seigfried noted to the Planning Commission that Agenda Items 3, 4, 5, 6, 7, and 8 requested postponement to the March 25, 2025 Planning Commission Meeting.

The following items are open for public comment.

3. **Item Postponed to March 25, 2025: Public Workshop for the Harvest Meadows Concept Plan.**

The proposal consists of a Major Residential Subdivision with 62 lots and associated infrastructure. Property Owner: Billy Kaye Moores, II. Developer: William Fulk Lane, LLC. Property Location: 235 William Fulk Lane, Kearneysville, WV. Parcel ID: 07000600150000; Size: ~211 acres; Zoning District: Rural (File #25-3-SD).

This item was postponed until March 25, 2025 under Agenda Item 2.

4. **Item Postponed to March 25, 2025: Public Hearing:** Waiver from Article 24, Section 24.113.B.10 of the Subdivision Regulations, to request to waive the Phase I Archaeological Survey requirement for Preliminary Plats. Property Owner: Billy Kaye Moores, II. Developer: William Fulk Lane, LLC. Property Location: 235 William Fulk Lane, Kearneysville, WV. Parcel ID: 07000600150000; Size: ~211 acres; Zoning District: Rural (File # 25-5-PCW).

This item was postponed until March 25, 2025 under Agenda Item 2.

5. **Item Postponed to March 25, 2025: Public Workshop for the Hallmark Glen Concept Plan.**

The proposal consists of a Major Residential Subdivision with 20 lots and associated infrastructure. Property Owner: Harvest Homes, LLC. Property Location: 4001 Engle Molers Road, Harpers Ferry, WV. Parcel ID: 09001800250000; Size: 100 acres; Zoning District: Rural (File #25-4-SD).

This item was postponed until March 25, 2025 under Agenda Item 2.

6. **Item Postponed to March 25, 2025: Public Workshop for the Media Farm Concept Plan.** The proposal consists of a Major Residential Subdivision with 99 lots and associated infrastructure. Property Owner: Harvest Homes, LLC. Property Location: 261 Media Farm Lane, 278 Media Farm Lane, 391 Media Farm Lane, Ranson, WV. Parcel IDs: 02000400110000, 02000400130000, 02000400110001; Size: ~126 acres; Zoning District: Residential Growth (File #25-5-SD).

This item was postponed until March 25, 2025 under Agenda Item 2.

7. **Item Postponed to March 25, 2025: Public Hearing:** Waiver from Section 2.3.A.3 of Appendix B of the Subdivision Regulations to allow for the use and development of one entrance due to limited frontage of the property and the proposed 99 lot installation. Property Owner: Harvest Homes, LLC. Property Location: 261 Media Farm Lane, 278 Media Farm Lane, 391 Media Farm Lane, Ranson, WV. Parcel IDs: 02000400110000, 02000400130000, 02000400110001; Size: ~126 acres; Zoning District: Residential Growth (File # 25-6-PCW).

This item was postponed until March 25, 2025 under Agenda Item 2.

8. **Item Postponed to March 25, 2025: Public Hearing:** Waiver from Section 2.2.G of Appendix B and Section 22.206.B.2 the Subdivision Regulations to allow a proposed 99 lot installation to utilize two primary, disconnected, cul-de-sacs that allows more than 24 lots to be served. Property Owner: Harvest Homes, LLC. Property Location: 261 Media Farm Lane, 278 Media Farm Lane, 391 Media Farm Lane, Ranson, WV. Parcel IDs: 02000400110000, 02000400130000, 02000400110001; Size: ~126 acres; Zoning District: Residential Growth (File # 25-7-PCW).

This item was postponed until March 25, 2025 under Agenda Item 2.

9. **Public Workshop:** Mountain Pure Concept Plan for a Major Site Development. The proposal consists of the following: Phase 1: a 304,000 square foot bottling facility with associated parking on a proposed 30-acre parcel; and, Phase 2: a 696,000 square foot bottling facility with associated parking on a proposed 66-acre parcel. The proposal will include the required stormwater management facilities. Property Owners: Sidewinder Enterprises, LLC; 1 Grace St, Kearneysville, WV; Parcel ID: 07002200090000; Size: ~260 acres; Zoning District: Industrial Commercial; Parcel ID: 07002200320000; Size 13.22 acres; Zoning District: Rural (supply well). Property Owner: RLMHP LLC & Photoglou Living Trust; Easement Owner: Sidewinder Enterprises, LLC; Parcel ID: 07002200330009; Size: 8.31 acres; Zoning District: Rural (waterline easement) (File #24-6-SP).

Mr. Shepp provided an overview of the public workshop process.

Mr. Shepp motioned to bring the meeting into executive session at 7:03 pm, Mr. Louthan seconded the motion, which carried unanimously.

Mr. Shepp motioned to bring the session out of executive session at 7:47 pm, Mr. Louthan seconded the motion, which carried unanimously.

Mr. Sean Masterson, representative of the property owner, Mr. Jeff Fishbeck, representative of the property owner, Mr. Mark Dyck, engineer from Integrity Federal Services, Mr. Jason Gerhart, engineer from Integrity Federal Services, Mr. Nick Wolf, chairman from Triad Engineering, and Mr. Mike Funk, legal counsel from Steptoe Johnson for the property owner, were present in person. Mr. Masterson, Mr. Fishbeck, Mr. Gerhart, and Mr. Wolf explained the nature of the request.

Mr. Seigfried provided an overview of the staff report.

The following members of the public provided testimony:

Addison Reese, Jim Cummins, Nathan Hitt, Robert Reekart, Ryan Ambrose, Jason Adams, Stacy Chapman, Tina Michael, Nichole Chapman, Constance O’Hearn, Jessie Norris, Shawn Franklin, Boyd Dawson, James Grantham, Buck Buchanan, Anita Hatcher, Mary Gee, Rich Gee, David Orr, Walt Eifort, Hannah Nickerson, Linda Lewis, Beth Yates, Lisa Shirley-Fraley, Sam Yates, Jane Tabb, Carolyn Bane, Amanda Stroud, Jordan Liskey, Kay Liskey, Lisa Hewitt, Bill Hewitt, Diane Blust, Becky Phipps, Barbara Smith, Amy Maestrey, Cary Livengood, Jan Hafer, Steve Stahley, Leah Rumpy, Karen Glennon, Bobby Shives, Danielle Noland Patterson, Mike Binder, Steve Bartlett, Joe Yates, Phyllis Grantham, Olivia Joy, Mary Lind, Mikayla Willingham, Kendra Clark, Judy Wiles, Faye Boyd, Melissa Cander, Dawn Robey, Tony Russo, Gerald Hatcher, Sara Everingham, Peggy Bowers, Maria Russo, Tamar Liskey, Paula Liskey, Kerry Grantham, Andrew Upwright, Natalie Grantham Friend, Maura Ross, David Liskey, Odessa Clelland, Elias Meehan, Suellen Myers, Rebecca Thompson, Giuliana Brogna, Molly Sutter, Jen Fisher, Lisa Payne, Susie Wimer, Alden Roth, Aaron Blessing, Henry Fesperman, Anghus McGowen, Kevin Snyder, Ian Harrison, Anne Allen, Olivia Grantham Mourey, Nell Friend, Stacey Gruber, Linda Newsome, Elissa Creamer, Bill White Grantham, Tim Smith, Bob Tabb, Sherry Shirley White, Victoria Brooks, David Orr, Emma Weaning, David Tabb, Daniel Lutz, Jr, Kelly Browne, Carrie Blessing, Martin Burr, Brian Hagberg, Kay Schultz, Michael Dick, April Weaning, Lindsay McLaughlin, Linda DeGraf, Charlotte Baker-Shenk, Phil Baker-Shenk, Troy Miller, Edward Chapman, Jacequelyn Milliron, Kerri Godfrey, Kirsten Lee, Marian Condon, Richard Urban, Gary Donley, Diane Brown, Arnold Dailey, Madison O’Brien, Minica Taylor, Colin Stine, Don Rebmann, Cheryl Middleton, Nathan Clark, Christine Wimer, Billie Garde, Carol Wood, Steve Stolipher, Jenny Groudy, Justin Heavner, Margaret Liskey

Mr. Hayes motioned to close the public workshop on March 12, 2025 at 2:23 am, Mr. Louthan seconded, which passed unanimously.

Mr. Dyck acknowledged the lateness of the meeting and proposed to answer questions from the Planning Commission instead of engaging in a rebuttal of the public comments. Mr. Dyck provided the Planning Commissioners with a handout regarding concerns raised in the March 11, 2025 Agenda Packet’s public comments. Mr. Ware expressed concern regarding the water level decrease found during well testing, Mr. Dyck and Mr. Wolf provided measurements and possible conditions of approval regarding water extraction. Mr. Dyck mentioned limitations that could be put in place during the site plan process. Mr. Ware expressed concerns regarding droughts in the area and how the water extraction will impact the community. Mr. Dyck reiterated ties the organization has to the community and proposed to address comments about the historical impact this project would have. Ms. Keys closed the rebuttal and made a motion.

Ms. Keys motioned to reject the Concept Plan as presented on account of directly conflicting with the Jefferson County Zoning and Land Development Ordinance Sections 1.1, Section 4.4C, Zoning Use Table, and the Jefferson County Subdivision and Land Development Regulations. Mr. Hayes seconded the motion, which carried unanimously.

There is no public comment for the following items.

10. Reports from Legal Counsel

No reports given.

11. Planner’s Memo

No memo given.

12. President's Report

No report given.

13. Actionable Correspondence

None.

14. Non-Actionable Correspondence

None.

Mr. Fisher motioned to adjourn the meeting on March 12, 2025 at 3:06 am. Mr. Smith seconded the motion, which carried unanimously.

These minutes were prepared by Colin Uhry, Planning & Zoning Clerk.