

**AGENDA**  
**Jefferson County Board of Zoning Appeals**  
**Thursday, June 21, 2012 at 3:00 p.m.**

The Jefferson County Board of Zoning Appeals meet in the Charles Town Library Conference Room located at 200 East Washington Street at the side entrance on Samuel Street in the City of Charles Town.

1. Approval of the minutes from the May 17, 2012 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request by property owners, Josh and Jessica Powell, from Section 5.4(B) of the Zoning and Land Development Ordinance for a reduction of the rear setback distance from 20' to 12' to allow for the construction of a 16' x 20' deck. Property location: Windmill Crossing Subdivision, 204 Monte Carlo Way, Charles Town, West Virginia. District: Charles Town (02); Map: 9C; Parcel: 26; Zoned: Residential-Light Industrial-Commercial; Size: 0459 acres; File: #ZV12-20.
4. Variance request by property owners, William and Kristin Friend, from Section 9.7 of the Zoning and Land Development Ordinance, for a reduction of the rear setback distance from 50' to 20' to allow for the construction of a 30' x 40' building. Property location: 498 Old Middleway Road, Kearneysville, West Virginia. District: Middleway (07); Map: 22; Parcel: 33.20; Zoned: Rural; Size: 4 acres; File: #ZV12-21.
5. *The applicant has submitted a request to withdraw the variance.* Variance request by Fred Gates on behalf of property owner, Roderick Planes, LLC from Section 3.2(g) to allow for an extension of the Aspen Greens Subdivision's Conditional Use Permit (Z02-06). The applicant is requesting an extension from July 1, 2012 until December 1, 2013. Property location: Northeastly of the intersection of Old Country Club Road with Flowing Springs Road. District: Charles Town (02); Map: 4; Parcel: 19; Zoned: Rural; Size: 110 acres; File: #ZV12-22.
6. Issuance of the Conditional Use Permit for the Proposed Renovation and Addition to Existing Sheetz Convenience Store. The project is to consist of increasing the existing 4,222 square foot convenience store with a 1,941 square foot addition by remodeling the interior and exterior of the structure. The applicant also seeks to reconfigure a portion of the existing canopy and install/replace existing signage. Property location: 51 Flowing Springs Road, Charles Town, West Virginia. District: Charles Town (2); Map: 8; Parcel: 11.5; Zoned: Residential-Light Industrial-Commercial; Size: 2.781 acres; File: #CP12-04.
7. Director's Report.
8. Legal Update.
9. Signing of written decisions from prior Board of Zoning Appeals meetings.
  - a. Public hearing and action on the Conditional Use Permit application submitted by Twin Oaks Subdivision, LLC for the Morgan's Grove Market to establish "an agricultural based economic empowerment zone." Intended uses are to consist of, but are not limited to, a Food Hub, General Merchandise (retail), Professional/Business Offices, Community Amenities, and other associated uses. Property location: 3988 Kearneysville Pike, Shepherdstown, West Virginia.

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District: Shepherdstown (09);Map: 13; Parcels: 26.1, 26.2, 26.3, 26.4; Zoned: Rural; Size: 13.69 acres; File: #CP12-01. (BZA meeting date 04/19/12)

- b. Request by Linda M. Gutsell to reopen a hearing pursuant to Section 5.8 of the Board of Zoning Appeals (BZA) Rules of Procedure, regarding the April 19, 2012 BZA approval of a Conditional Use Permit application submitted by Twin Oaks Subdivision, LLC for the Morgan's Grove Market, file #CP12-01. (BZA meeting date: 05/17/12)

10. Correspondence.

# BZA Meeting Parcels 6/21/2012

