

SPECIAL SESSION:

State of West Virginia, County of Jefferson, to-wit:

At a Special Session of the County Commission of said County and State continued and held at County Commission meeting room in the Old Charles Town Library located at 200 E. Washington Street, Charles Town, WV 25414 on March, 19 2015 at 7:00 pm (An audio file of the March 19, 2015 meeting is available through the Jefferson County Commission Office.)

PRESENT: Jane Tabb, President
Patsy Noland, Vice President
Eric Bell, Commissioner
Dale Manuel, Commissioner
Walt Pellish, Commissioner
Jennie Brockman, Director of Planning and Zoning
Alex Beaulieu, Project Manager, Planning and Zoning

RE: Public Hearing – Landowner initiated petition to amend the County Zoning Map for a 404.69 +/- acre property owned by Standard Land Company, LLC, designated as Tax District: Harpers Ferry (04), Map 11, Parcel 24.1, located on the west side of Millville Road (Route 27), ½ mile south of the intersection with Route 340 in Harpers Ferry (Planning and Zoning File #Z14-03).

Commissioner Tabb called the meeting to order at 7:04 pm and requested staff provide details about the request. Ms. Brockman stated that staff recommended the request is not compatible with the 2004 Comprehensive Plan, and although the 2014 Comprehensive Plan calls for the development of this land, it does not recommend a rezoning to the Residential-Light Industrial-Commercial Zone; however, after a public hearing on the matter, the Planning Commission found the request is compatible with the 2004 Comprehensive Plan and forwarded the request to the County Commission for their approval. Mark Dyck, representative from William H. Gordon and Associates and Noah Mehrkam, owner of Standard Land Company, LLC explained the basis for the rezoning request and explained how the Residential-Light Industrial – Commercial zoning designation would provide for more flexible use of the property. Ms. Tabb opened the floor for public comment, which was provided by the following:

Curt Mason, resident and member of the Jefferson County Historic Landmarks Commission – spoke against the rezoning request, stating the request is incompatible with the Envision Jefferson 2035 Comprehensive Plan and development of the property would negatively impact the viewshed from the Harpers Ferry National Park.

Lyn Widmyer, resident – stated that, although she is in support of the property being developed, she does not believe the Residential – Light Industrial – Commercial zone is appropriate for this property and requested, if the County Commission chooses to approve the rezoning request, the existing record plat for this property be abandoned so the entire 404 acres can be planned comprehensively and the master plan concept for the property be subject to review by the Planning Commission.

Andrew Lee, Resource Management Specialist for the Harpers Ferry National Historic Park – stated the Park Service opposes the rezoning of the property as it is incompatible with the Comprehensive Plan and would disturb the beauty of the local parks and surrounding areas.

John Reisenweber, resident and Director of the Jefferson County Development Authority – spoke in favor of the rezoning request and also in support of Noah Mehrkam and his intentions for the property.

Paul Rosa, resident – shared his thoughts on the development of the Standard Land property and also stated that the previous plat on record needs to be removed so the property owner can start anew.

There being no further comment, Ms. Tabb stated the Commission would hold the record open for written comment for two weeks.

The meeting was adjourned at 7:48 pm on a motion by Mr. Manuel. Motion was seconded and unanimously approved.

JANE M. TABB, PRESIDENT

Respectfully submitted
Jessica D. Carroll
Executive Administrative Assistant