

AGENDA
JEFFERSON COUNTY PLANNING COMMISSION
March 8, 2011

Planning Commission meetings are located in the Old Charles Town Library meeting room at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 PM

1. Approval of minutes for the February 8, 2010 meeting.
2. Citizen Communications.
3. Request for postponement.
4. Concept Plan Review for Paynes Ford Station (PC File #10-12). This property is located at the intersection of Paynes Ford Road and Bowers Road. This project consists of A residential subdivision to include a total of 36 residential lots, a residue parcel, open space parcel, storm water management parcel, right-of-way dedications and internal roadways on 141.6 acres located in Tax District: Middleway; Tax Map: 6; Tax Parcel: 8.
5. Request by Thomas J. Kiefer for a waiver from Subdivision Ordinance Appendix B:
 - Section 2.2 (Street and Road Requirements) to be allowed to use the existing at grade driveway;
 - Section 2.3 (Access to Public Roads) to allow an asphalt entrance apron instead of concrete;
 - Section 2.5 (Internal Driveway) and Section 9.4 (Minimum Driveway Width and Maximum Driveway Slope Requirements) to increase the maximum allowed slope from 8% to 15% and to waive the width requirement to prevent disturbing the existing vegetation;
 - And Section 4.3 (Stormwater Management) to waive the requirement to provide stormwater management for all areas of the site that are to be disturbed.

This property is located at 16357 Charles Town Road and is designated as Tax District: 2, Map: 19, Parcel: 17.6.
6. Public Hearing for Proposed Text Amendment for Section 20.203 and Definition of Major Site Plan and Minor Site Plan of the Jefferson County Subdivision Regulations.
7. Discussion and vote regarding Draft Policy Neutral Zoning Ordinance Amendments and the possible scheduling of a public hearing.
8. Report on the US 340 Corridor East Gateway Plan – Overview of Planning Process and the 03/26/2011 Kick-off Meeting.
9. Discussion regarding Planning Commission Bylaws.
10. Reports from Legal Counsel and legal advice to PC.
 - Discussion and vote on Finding of Fact and Conclusions of Law for the denial of a requested time extension for Far Away Farms.
11. Director's Report.
12. County Commission Liaison Report.

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13. Planning Commission Exchange.

- Report from the Health Department Meeting Liaison.
- Report from the Public Service District Meeting Liaison.
- Report from the Jefferson County Development Authority Meeting Liaison.
- Report from the Water Advisory Committee Meeting Liaison.

14. President's Report.

15. Actionable Correspondence.

16. Non-Actionable Correspondence.

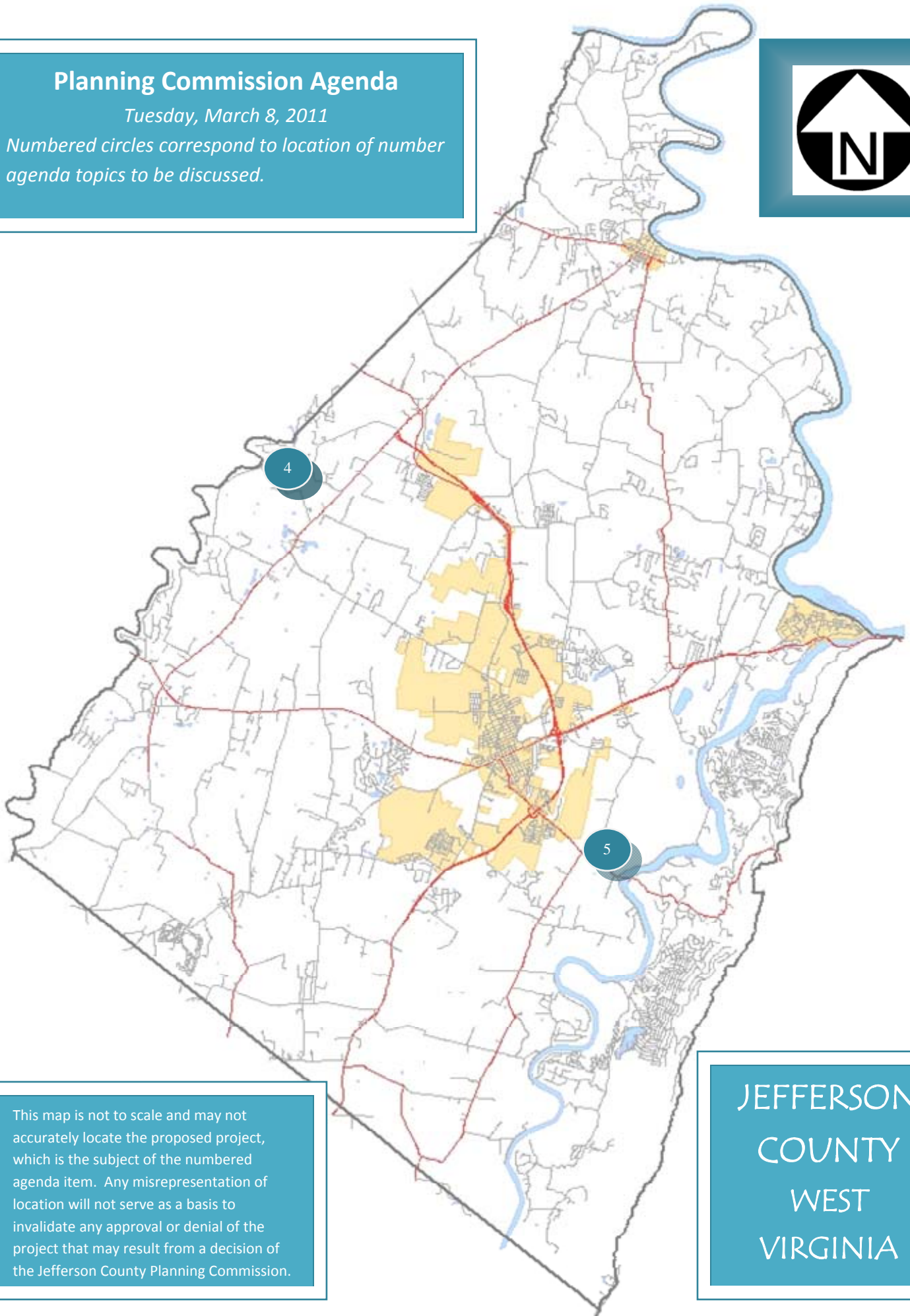
The Planning Commission welcomes written comments at any time. Our office is open Monday through Friday, 9:00 a.m. to 5:00 p.m., and is located at 116 East Washington Street, P.O. Box 338, Charles Town, WV 25414. Our phone number is (304) 728-3228; our fax number is (304) 728-8126; our email address is planningdepartment@jeffersoncountywv.org and our website is www.jeffersoncountywv.org.

Minutes and video recordings of past meetings, Subdivision Regulations, Zoning Ordinance, and the Comprehensive Plan can be found on the website. The office has a file on each project as well as aerial photos of the county. Minutes and audio recordings of older meetings not on the website are available for review in the office.

Planning Commission Agenda

Tuesday, March 8, 2011

Numbered circles correspond to location of number agenda topics to be discussed.



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