



BERKELEY COUNTY DEPARTMENT OF LAND USE PLANNING AND ENGINEERING

400 West Stephen Street - Suite 202, Martinsburg, WV 25401-3838
Telephone: 304-264-1966 or 304-264-1963, Fax: 304-262-3128 or 304-262-3127
Web Page: www.berkeleycountycomm.org

July 19, 2010 @ 7:00 pm.

*****We are now back at 400 West Stephen Street*****

*****In the County Commission Chambers*****

Amended Agenda

*****SUBJECT TO CHANGE*****

1. CALL TO ORDER
2. ROLL CALL
3. SUNSHINE LAW SPEAKERS
4. PUBLIC HEARING
 - a. REQUEST FOR SKETCH PLAN ADVANCEMENT-925 Mid Atlantic Parkway-File#012-10.
 - b. REQUEST FOR SKETCH PLAN ADVANCEMENT-Spring Run Road Cell Tower-File#009-10.
5. BOND RELEASE
 - a. REQUEST FOR BOND RELEASE-Beard Farm Estates-File#019-06.
6. NON-RENEWAL OF CREDIT
 - a. Eastside Village Sections 1-3-File#42-96-Expires 7/31/2010.
 - b. Opequon Meadows Section 4 Phase 2-File#78-95-Expires 7/23/2010.
 - c. Spring Hill Section 3-File#04-03-Expires 7/27/2010.
7. STAFF/COUNSEL DISCUSSION/ACTION/MOTION
8. ADJOURNMENT



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**PUBLIC HEARING
STAFF REPORT
REQUEST FOR SKETCH PLAN ADVANCEMENT**

Project: 925 Mid Atlantic Parkway

File #: 012-10

Developer: Thomas Burke
55 Meridian Parkway
Martinsburg, WV 25404

Engineer: William H Gordon Associates
301 North Mildred Street
Charles Town, WV 25414

District, Tax Map & Parcel #: Arden,

Location: Property is located at 925 Mid Atlantic Parkway.

Project Description: The project proposes a 22,400 square foot building addition, parking addition, and storm water management upgrades to the existing site on approximately 2.41 acres.

Administrative History:

Approval Letters	Date Received
Berkeley County Health Department (Wells and Septic)	
Berkeley County Public Service Water District (Water Availability)	
Berkeley County Public Service Sewer District (Sewer Availability)	
State Health Department (Water)	
State Health Department (Sewer)	
Department of Highways (Entrance Permit)	
Central Dispatch (Road Names)	
GPP Permit Application	
NPDES Permit Application	
Environmental Checklist	
*Traffic Study	
*School Impact Analysis	

July 19, 2010

Meetings & Submissions	Date
Public Hearing (Sketch)	
Sketch PC Meeting	
Preliminary Plat Submitted	
1st Review Comments	
Preliminary Plat Resubmitted	
Preliminary Plat Resubmitted	
Advertised	
Public Hearing (Final)	
Final Plat/Site Plan Approval	
Bond Reduction	

Waivers/ Variances: There have been no waivers for this project.

Project Notes:

Staff's Recommendation: FORTHCOMING

Engineer's Recommendation: FORTHCOMING

Respectfully Submitted,

The Planning Department

July 19, 2010

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**PUBLIC HEARING
STAFF REPORT
REQUEST FOR SKETCH PLAN ADVANCEMENT**

Project: Spring Run Road Cell Tower

File #: 009-10

Developer: Shenandoah Mobile Company 500 Shentel Way Edinburg, VA 22824	Engineer: Dyna Limited 7134 Brookwood drive Brookfield, OH 44403
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District, Tax Map & Parcel #: Mill Creek

Location: Property is located off of Specks Run Road on Hyslip Ford Road, in the Mill Creek Tax District.

Project Description: The project proposes a telecommunications tower on approximately 99.3 acres.

Administrative History:

Approval Letters	Date Received
Berkeley County Health Department (Wells and Septic)	
Berkeley County Public Service Water District (Water Availability)	
Berkeley County Public Service Sewer District (Sewer Availability)	
State Health Department (Water)	
State Health Department (Sewer)	
Department of Highways (Entrance Permit)	
Central Dispatch (Road Names)	
GPP Permit Application	
NPDES Permit Application	
Environmental Checklist	
*Traffic Study	
*School Impact Analysis	

July 19, 2010

Meetings & Submissions	Date
Public Hearing (Sketch)	
Sketch PC Meeting	
Preliminary Plat Submitted	
1st Review Comments	
Preliminary Plat Resubmitted	
Preliminary Plat Resubmitted	
Advertised	
Public Hearing (Final)	
Final Plat/Site Plan Approval	
Bond Reduction	

Waivers/ Variances: There have been no waivers for this project.

Project Notes:

Staff's Recommendation: Staff recommends advancement of the Sketch Plan to the Preliminary Plan Stage as complying with the provisions of the Ordinance

Engineer's Recommendation: The Assistant County Engineer has reviewed the above mentioned project and found it to be acceptable.

Respectfully Submitted,

The Planning Department



BERKELEY COUNTY PLANNING COMMISSION

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STAFF REPORT REQUEST FOR BOND RELEASE

Project: Beard Farm Estates

File #: 019-06

Developer: D&G Developers
P.O. Box 2208
Martinsburg, WV 25402

Engineer: WHGA
24 Picadilly Street, Suite A
Winchester, VA 22601

District, Tax Map & Parcel #: Hedgesville

Location: Property is located on the southern end of Route 16 (Thatcher Road) at the intersection of Tuscarora Pike, approximately 2.7 miles west of the City of Martinsburg in the Hedgesville Tax District

Project Description: Project is approved for 129 single family detached lots with a typical lot size of approximately 1.5 acres and 1 existing single family home on approximately 121 total acres.

Administrative History:

Approval Letters	Date Received
Berkeley County Health Department (Wells and Septic)	
Berkeley County Public Service Water District (Water Availability)	04/06/09
Berkeley County Public Service Sewer District (Sewer Availability)	04/06/09
State Health Department (Water)	
State Health Department (Sewer)	
Department of Highways (Entrance Permit)	
Central Dispatch (Road Names)	
GPP Permit Application	04/30/09
NPDES Permit Application	05/05/09
*Traffic Study	
*School Impact Analysis	

July 19, 2010

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Meetings & Submissions	Date
Pre-Application STAC Meeting	
Preliminary Plat Submitted	04/06/09
1st Review Comments	04/24/09
Preliminary Plat Resubmitted	05/01/09
Preliminary Plat Resubmitted	06/02/09 & 07/07/09
Advertised	08/13/09
Public Hearing (Preliminary Plat/Site Plan Approval)	
Final Plat/Site Plan Approval	
Bond Reduction	

Waivers/ Variances: There have been no variances/waivers for this project.

Project Notes:

1. Storm Water Management is in compliance with the Berkeley County Storm Water Management and Sediment and Erosion Control Ordinance, per Section 713 of the Subdivision Regulations.
2. To date there is a surety in the amount of \$3000.00 that is due to expire on August 23, 2010.
3. The project is found to be in substantial compliance with the Approved Preliminary Plat.
4. All items have been completed.

Engineer Report: The Assistant County Engineer recommends releasing the surety in the amount of \$3000.00.

Respectfully Submitted,

The Planning Department

July 19, 2010

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