

**JEFFERSON COUNTY, WEST VIRGINIA**  
**Departments of Planning & Zoning**  
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MEMORANDUM

TO: JEFFERSON COUNTY PLANNING COMMISSION

FROM: JENNIFER BROCKMAN, DIRECTOR OF PLANNING

DATE: JANUARY 8, 2011

SUBJECT: JANUARY 11, 2011 PLANNING COMMISSION MEETING

Please find attached the following documents for consideration at the October 26, 2010 Planning Commission meeting.

**Documents provided:**

- **January 11, 2011 agenda and map.**

1. Election of Officers.
2. Approval of minutes for the December 14, 2010 meeting.  
Approval of minutes for the December 21, 2010 meeting.
3. Citizen Communications.
4. Request for postponement.
5. Request by Global Tower Assets, LLC for Approval of the Mitigation of the Visual Impact for the Summit Point Telecommunications Tower (PC file #S10-07). This project consists of a 199 foot monopole tower. The property is located on the southern portion of the property owned by Summit Point Motor Sports Park with access to the site from Hardesty Road along an existing access road and is designated as Tax District: Kabletown; Map: 17; Parcel: 2 & 3.

**Documents provided:**

- **Staff Report**
- **Staff Recommended Motion**
- **Site Information and Justification provided by Lynn Koerner**
- **Visual Impact Study provided by Lynn Koerner**

6. Discussion and vote on Planning Commission meeting schedule for 2011.

**Documents provided:**

- **2011 Planning Commission Meeting Schedule**

7. Discussion and vote on Submittal of Applications and Supporting Information Draft Policy.

**Documents provided:**

- **Draft Policy on Submittal of Applications and Supporting Information**

8. Review of Revised Land Development Fees.

**Documents provided:**

- **Cover Memo**
- **Proposed Fee Schedule**

9. Reports from Legal Counsel and legal advice to PC.

- Report on Old Standard, LLC.
- Report on who is responsible for setting the work plan.
- Report on digitization of files, making them searchable

**Documents provided:**

- **WV Disciplinary Office Letter regarding complaint made by Robert Reynolds.**
- **Gibson v. The Jefferson County Planning Commission Court Order**

10. Director's Report.

**Documents provided:**

- **Director's Agenda**
- **Activity Report**
- **SPARC Noise Memo**
- **Draft Policy on Planning Commission Initiated Zoning Text Amendments and Zoning Map Amendments**
- **Wild Goose Farm Letter regarding application of SB 595**

11. County Commission Liaison Report.

12. 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.

**Documents provided:**

- **E-mail from Mr. Hayes reporting on the Jefferson County Public Service District Meeting**

13. President's Report.

- Discussion of hiring outside counsel for the purpose of action regarding the County Commission's violation of the Open Meetings Act in cancelling an advertised Public Hearing.

14. Actionable Correspondence.

15. Non-Actionable Correspondence.

If you have any questions or any items are missing; please contact the office at (304) 728-3228 from 9:00 a.m. to 5:00 p.m. Thank you.

AGENDA  
JEFFERSON COUNTY PLANNING COMMISSION  
**January 11, 2011**

**PUBLIC MEETING PROCEDURE:**

The President shall identify the matter before the Planning Commission (PC) and ask for a presentation by the applicant or the applicant's representative followed by staff's presentation and recommendation.

Once the applicant has finished speaking, the President shall ask for public comments. As a member of the public, once you are recognized by the President, please come to the podium, state your name, provide any credentials that you believe are appropriate, and make a brief presentation. If you agree with a previous speaker, you may simply say so.

The President may limit the presentation time of speakers.

Once the public comments are completed, the applicant may respond to the public comments.

PC members may ask questions at any time.

A copy of any document or exhibit used by a speaker in his or her address to the PC must be left with the PC and will become part of the official public file on the matter at hand. The applicant or a representative of the applicant may have the opportunity to view the document or material.

Once all speakers have finished, the PC will discuss and then vote on a motion 1) to approve, disapprove, or impose conditions on the application to comply with the Subdivision Ordinance if the application is a final plat; or 2) to approve, disapprove, or approve with conditions a variance request; or 3) to accept or not accept a Community Impact Statement (CIS). The Community Impact Statement is an informal step in the subdivision process and an applicant may proceed with the subdivision proposal whether or not the Planning Commission accepts the CIS.

**Public hearings are located in the Charles Town Library meeting room at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 PM**

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6. Discussion and vote on Planning Commission meeting schedule for 2011.
7. Discussion and vote on Submittal of Applications and Supporting Information Draft Policy.
8. Review of Revised Land Development Fees.
9. Reports from Legal Counsel and legal advice to PC.
  - Report on Old Standard, LLC.
  - Report on who is responsible for setting the work plan.
  - Report on digitization of files, making them searchable.

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JEFFERSON COUNTY PLANNING COMMISSION  
JANUARY 11, 2011  
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- Report from the Water Advisory Committee Meeting Liaison.

13. President's Report.

14. Actionable Correspondence.

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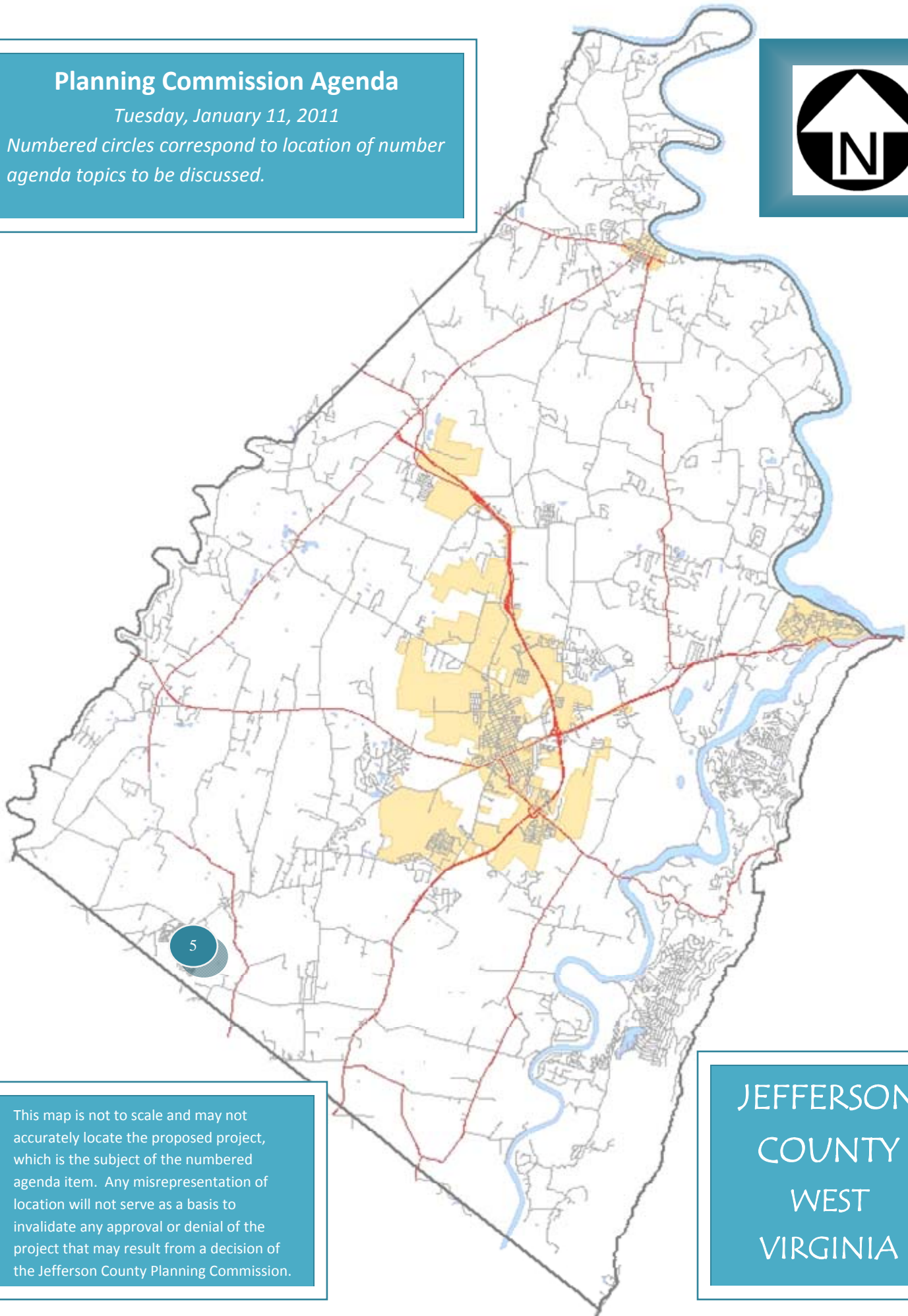
The Planning Commission welcomes written comments at any time. Our office is open Monday through Friday, 9:00 a.m. to 5:00 p.m., and is located at 116 East Washington Street, P.O. Box 338, Charles Town, WV 25414. Our phone number is (304) 728-3228; our fax number is (304) 728-8126; our email address is [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org) and our website is [www.jeffersoncountywv.org](http://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, January 11, 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

MINUTES  
JEFFERSON COUNTY PLANNING COMMISSION  
DECEMBER 14, 2010

The Jefferson County Planning Commission met on Tuesday, December 14, 2010, with the following Commission members present: John Maxey, President; Thomas Trumble, Vice President; Frances Morgan, Eric Smith, Daniel Hayes, Kelly Baty, and Gene Taylor. Staff members present included Jennifer Brockman, Director of Planning and Zoning; Seth Rivard, Planner; Steve Barney, Zoning Administrator; Jonathon Saunders, County Engineer; Stephen Groh, Assistant Prosecuting Attorney; and Julie Quodala, Planning and Zoning Office Manager.

Morgan Etters and Arnold Dailey was absent with notification.

Mr. Maxey called the meeting to order at 7:05 PM.

**1. Approval of the minutes from the November 9, 2010 Planning Commission Meeting.**

Mr. Trumble suggested amending page 1 to list Mr. Eric Smith as present. Mr. Maxey suggested the following changes:

- On page 1, section 4, paragraph 2, to change the word “started” to “completed”.
- On page 2, line 7, to add the word “them” after “voting on”.
- On page 2, last paragraph, line 2, to insert the word “to” between “attempt” and “prevent”.
- On page 4, second paragraph, line 4, to insert the word “Counsel” after “Legal” and the word “the” before “County Commission”.

Mr. Hayes moved to approve the minutes with the suggested changes. Mr. Trumble seconded the motion which carried unanimously.

**2. Citizens Communication:**

Ms. Jennifer Syron, resident of Chapel Hill, stated that Berkeley County Engineers were able to examine the roads in Chapel Hill. She relayed that she was informed by the Engineer that the sub grade measured 4 inches, that there was no distinction between the top coat and the base coat, and that construction was not built to specs. Ms. Syron expressed appreciation to the Jefferson County Engineering Department for getting the letter of credit pulled and stated that whatever project is to be done with that bond money to repair the roads should be done completely and correctly. She also conveyed gratitude to the Planning Commission and the Planning Department for their time and commitment.

Mr. Paul Rosa, resident of Charles Town, discussed the policy on land use change requests within a defined Planning Study area, a topic that was withdrawn from the agenda. He commented that, at the November 9, 2010 Planning Commission meeting, Ms. Lyn Widmyer suggested that rezoning petitions along US 340 wait until completion of the 340 Corridor Study. Mr. Rosa stated that he felt this action would take away citizens’ property rights and a policy to this effect would be imposing a moratorium.

**3. A call for postponements: None.**

4. **Tabled from the October 12, 2010 meeting: Request by Barbara Feldman and Barry Whitebook for a waiver from Section 20.203 (D)(2) to waive the requirement for stormwater management, from Appendix A 1.3(A)(15) to waive the need for a topographic study, and from Appendix B 9.4(E)(3) to waive the required width for the access road.**

Mr. Rivard read from his staff report and recommended granting the waiver from the required access width. He reviewed the variance request, and outcome of those variances, that were heard by the Board of Zoning Appeals. Mr. Saunders read from his staff report and raised concern that lack of stormwater management may have an impact on neighboring properties although a slight risk. He also stated that the decrease in the pavement width would not be adequate. He discussed the information provided by the Addressing Department regarding two foot contours. Mr. Saunders expressed concern that the topographical maps may not be accurate without a current survey. However, he stated that the County Engineer was willing to consider utilizing the GIS 2' contours on a trial basis.

Ms. Barbara Feldman, owner, described her business as a healing martial arts center that teaches taichi, qi gong, and karate. She stated that the stormwater runoff would go toward a forsythia bush or a line of trees along the front of the property and that the building would see very little runoff. She explained the reasons that she believed she did not need to have a site plan referencing Article 20.203 of the Subdivision Ordinance.

Mr. Maxey opened the public hearing. Ms. Lynn Welsh, Architect, attested that the ground is flat and that the building is elevated and water flows freely under it. She feels that a site plan would be an unreasonable request.

Ms. Stephanie Simpson, student of Ms. Feldman, agreed that she didn't feel stormwater management would be an issue.

Mr. Eric Smith enters the room at 7:45 PM.

Ms. Feldman explained that classes would be separated by 20 minutes to help control traffic. Mr. Maxey closed the public hearing. Discussion ensued regarding the need or lack of need for a site plan.

Mr. Hayes moved to approve the waiver on the road width (to allow the current 10 foot width instead of the required 20 foot access width). Mr. Maxey seconded the motion. Ms. Morgan asked that reasons for granting the waiver be entered into the record. Mr. Maxey stated that his reasoning would be that a width of the current 10 foot wide access would allow for better stormwater management than the required 20 foot access. Mr. Baty raised concern that granting the variance may be acceptable currently but worried that complaints may be made in the future by neighbors. The motion carried 5 for and 2 opposed (Mr. Trumble and Mr. Baty).

Mr. Hayes moved to approve the waiver of the stormwater management requirement because they have, through whatever faults, basically provided within the spirit of the stormwater management rules. Mr. Maxey seconded the motion which carried 6 for and 1 opposed (Mr. Baty).

Mr. Hayes moved to grant the waiver for the field run topographic survey because the County-provided topographic data will be sufficient for the site plan under the assumption that the applicant is responsible for any discrepancies in that topographic survey. He included that this waiver is only valid because the Planning Commission had chosen to waive the stormwater management requirements. Ms. Morgan seconded the motion on the understanding that this waiver and the use of the County data is a peculiar set of circumstances and that there is no intention to set a precedent. Mr. Maxey stated that a staff developed policy that establishes parameters of using GIS data should be written. The motion carried 5 for and 2 opposed (Mr. Baty and Mr. Trumble).

**5. Request by Far Away Farm, LLC for a variance from Section 6.3 of the Subdivision Ordinance to extend the expiration of the Community Impact Statement until March 2, 2015.**

Mr. Rivard read from his staff report which recommended denying the variance for extension to March 2, 2015. However, staff could support and recommend granting the variance for a time extension to July 1, 2012. Mr. Saunders deferred to the County Planner for recommendation.

Mr. Nathan Cochran, Attorney, explained that the request for the extension of time was to allow for the fulfillment of any plat requirements. He asked that any Planning Commission members that were involved in the lawsuit or any of the related proceedings recuse themselves. He specifically named Mr. Maxey, Mr. Taylor, Mr. Trumble, Mr. Baty, Ms. Etters, and Ms. Morgan. Mr. Cochran asked that, if the Planning Commissioners chose not to recuse themselves, that a stay be put on this agenda item so that a more appropriate tribunal could be addressed.

Mr. Trumble moved to go into Executive Session. Mr. Baty seconded the motion which carried unanimously. Executive Session began at 8:48 PM. Mr. Hayes moved to resume regular session. Mr. Baty seconded the motion which carried unanimously. Executive Session ended at 9:04 PM.

Mr. Maxey, Mr. Trumble, Mr. Baty, Mr. Taylor, and Ms. Morgan all stated that they would not be recusing themselves. Mr. Cochran requested that a stay would be placed on the agenda item so that he could seek a review of the matter from the appropriate court. Ms. Morgan moved to reject the request for a stay or a delay in the proceedings. Mr. Trumble seconded the motion which carried unanimously.

Mr. Cochran reiterated the reason for the variance request and referenced the case of *Jefferson Utilities, Inc. v. Jefferson County Bd. Of Zoning Appeals* as a precedent for granting



a tolling of time. (The staff report reflected that the tolling of time in that case was court ordered.) Mr. Cochran stated that the time extension should not require a variance request and should be granted to Far Away Farms as a matter of right because not granting the extension would be penalizing them for pursuing their legal right to appeal. Mr. Maxey asked that Mr. Cochran address the four criteria for granting a variance according to the Subdivision Regulations. There was discussion regarding why the request was delayed to 5 days before the expiration of the Community Impact Statement. Mr. Cochran then addressed the four criteria for granting a variance stating that:

- 1) The request is not contrary to public interest and that there would be public expense and time if the project had to start again from the beginning and that the development of the property had not been proven to violate any historic issues.
- 2) A literal enforcement of this Ordinance would result in an unnecessary hardship financially for the developer and require additional expense to the County.
- 3) The request is not the result of a self-imposed hardship due to the time in legal proceedings.
- 4) The spirit of the Ordinance will be observed and substantial justice done because Far Away Farms had followed all the requirements presented to them in order to be allowed to proceed with the development.

Mr. Maxey closed the public hearing.

Ms. Morgan moved to deny the request for an extension to the Community Impact Statement. Mr. Trumble seconded the motion which carried unanimously. Mr. Cochran stated that he felt that the Planning Commission did not address the request to extend the time for all platting process deadlines.

Mr. Maxey called for a 5 minute break at 9:39 PM. The meeting resumed at 9:44 PM.

**6. Reconsideration of the following motion regarding the Federal Land Rezoning Petition:**

***Quoted from September 14, 2010 Planning Commission Meeting Minutes ~ Mr. Maxey also presented a draft Resolution to Petition the Jefferson County Commission to amend the zoning map. Mr. Maxey moved to approve the resolution as drafted. Mr. Trumble seconded the motion which carried unanimously.***

Ms. Brockman read the Resolution to Petition the Jefferson County Commission to amend the zoning map (attached) which was approved unanimously on September 14, 2010. Mr. Maxey asked if any member would like to reconsider the vote. Mr. Hayes moved to reconsider. Mr. Trumble seconded the motion. There was discussion on whether the County Commission was required to hold a public hearing because a petition was filed even though they found the petition to be insufficient. Mr. Maxey called to question. The motion carried 5 for and 2 opposed (Mr. Maxey and Ms. Morgan). Mr. Taylor moved to discuss. There was no second.

Mr. Trumble moved to table the issue. Mr. Smith seconded the motion. Mr. Trumble withdrew the motion to table and moved to postpone the agenda item to allow for discussion. Mr. Smith seconded the motion.

Mr. Paul Rosa, citizen of Charles Town, urged the Planning Commission to move forward and present the petition to the County Commission and request a public hearing. He cited reasons that he believed that the petition, which was previously submitted to the County Commission, was sufficient. Mr. Rosa requested that documentation that he had provided to the Planning Commission, which included a summary of the Comprehensive Plan and all the points to show consistency of the zoning district, be included in a resolution, should the Planning Commission chose to pursue the petition. He stated that citizens should maintain the right to request rezoning.

Ms. Morgan moved to amend the motion on the floor to provide a date certain for the postponement to take this matter up at the first regularly scheduled meeting in January. Mr. Trumble stated that he would prefer to wait until the first regularly scheduled meeting in February. Mr. Smith withdrew his second. Mr. Trumble withdrew his motion.

Mr. Hayes moved to withdraw the petition filed on November 2, 2010 to rezone Federal Lands. Mr. Maxey seconded the motion which carried 5 for and 2 opposed (Mr. Baty and Ms. Morgan).

Mr. Hayes moved to postpone discussion of this issue to the first regularly scheduled meeting in February. Mr. Trumble seconded the motion. Ms. Morgan offered a friendly amendment to place this item on the agenda for that date. Mr. Trumble and Mr. Hayes accepted the friendly amendment. Mr. Maxey asked that the original petition and the draft petition provided by Mr. Rosa be included with that agenda item. The motion carried unanimously.

**7. Appointment of Subcommittee for Budget and Work Plan.**

Mr. Maxey asked for volunteers for a subcommittee for the Budget and Work Plan. Mr. Maxey, Mr. Trumble, Mr. Hayes, and Mr. Baty volunteered. Mr. Maxey set the date of the subcommittee meeting for January 5, 2011 at 4 PM.

**8. Reports from Legal Counsel and legal advice to PC.**

Mr. Groh reported on the status of the *James Gibson, et al v. The Jefferson County Planning Commission Case No. 09-C-364* case.

He provided a written opinion of the proposed Zoning Map policy including a redlined version of the policy including suggested changes. He stated that a hard copy of the official map should be submitted to the County Clerk for recordation. Mr. Maxey asked that this topic be postponed to the December 21, 2010 Planning Commission meeting.

Ms. Brockman discussed the Urban Growth Boundaries (UGB) and the validity of those boundaries on the failed zoning map. She reported that it was determined that County

Commission had approved those boundaries and therefore, if the municipality agreed with those boundaries, they would be adopted. She stated the Corporations of Bolivar and Harpers Ferry, however, were suggesting different boundaries and those would need County Commission approval and that a public hearing would be scheduled.

Mr. Groh stated that the policy on Public Hearings and the Policy on Zoning Map and Text Amendments would require more discussion with staff. He requested to be able to follow up with this topic at the first regularly scheduled meeting in January. Mr. Maxey stated to place this on the agenda for the first meeting in January along with the policy for the submittal of supplemental information.

**9. Policy neutral technical amendments of the Zoning Ordinance.**

Mr. Barney stated that a full draft of these amendments would not be provided at that time. Ms. Brockman discussed having a work session to review a draft. Mr. Maxey directed that a work session be scheduled for January 18, 2011 at 6 PM. The draft amendments would be distributed at the work session.

**10. Discussion of Amended Land Development Review Fees.**

Ms. Brockman reported that much work had been done on the review fees however, it was not finalized. Mr. Maxey directed that this item be placed on the January 11, 2011 meeting.

**11. Director's Report.**

- **Activity Report.** The Activity Report was provided in the agenda packets.
- **Report back on Scott noise agreement and noise regulations.** Ms. Brockman reported that no information of validity had been found on the noise agreement. She stated that she would contact Mr. Dailey in order to gain direction on other documents to search.
- **Meeting dates in 2011.** Ms. Brockman provided a chart of regularly scheduled Planning Commission meetings and their relation to the closest holiday along with proposal of meetings that the Planning Commission may want to cancel. She asked that the Commission review that document for discussion at a later meeting.
- **Follow up on use of topographic data from the County GIS office.** Ms. Brockman recapped that a policy regarding topographic data was being developed.
- **Report on 12/7/2010 Joint County Commission and Planning Commission meeting regarding the Blue Ridge Mountain Communities Watershed Plan.** Ms. Brockman stated that a summary, which included the action that had been taken and what the next steps were, was provided. Mr. Hayes reported that he was reviewing the recommendations and wanted to discuss them at a future date. Mr. Maxey asked that discussion of the Blue Ridge Mountain Plan be placed on the January 25, 2011 Planning Commission meeting. He asked that a summary of the citizen recommendations be provided at that meeting.
- **Upcoming County Commission agenda items:**
  - Urban Growth Boundary Approval Process (12/16/10)
  - Request to Schedule Evening Meetings in 2011 (January 2011)

- Zoning Map Update and Zoning Map Policy (pending PC recommendation)
- Wireless Telecommunications Ordinance Amendment Public Hearing  
(1/20/11 at 7 PM)
- **Upcoming Planning Commission Meetings.**
  - 12/21/10
    - Ms. Brockman stated a waiver had been submitted for Stasis.
  - 1/11/11 – 1<sup>st</sup> meeting of the new year
    - Election of Officers
  - Special Called Workshop for Policy Neutral Zoning Ordinance Amendments.
    - This topic was previously discussed under item #9 with a work session set for January 18, 2011 at 6 PM.

**12. County Commission Liaison Report.**

Ms. Morgan reported on the Tri-County Legislative Summit held December 7, 2010. She stated that Berkley County is proposing to increase the cap of Homeowner's Association Fees to the amount of \$1,000 for the Limited Expense Communities. She reported that Norwood Bentley, Counsel for Berkley County Commission Council, discussed issues regarding the tolling of bonds. Ms. Morgan stated that Morgan County plans to propose reducing the number of eligible voters required to petition for a referendum from 10% to 5%.

**13. Planning Commission Exchange.**

Mr. Maxey provided a written summary of the Water Advisory Committee meeting, which was held November 15, 2010, in the agenda packet.

Mr. Hayes provided a written summary of the Public Service District meeting, which was held December 6, 2010, in the agenda packet.

Mr. Trumble reported on the Economic Development Authority meeting. Mr. Trumble informed the Planning Commission that there would be a Jefferson County Day held in Chareston. He asked that staff research when it would be held and what steps needed to be taken to participate. He also reported that the year round Farmer's Market was no longer and active project.

**14. President's Report.**

Mr. Maxey distributed a document from the Office of Disciplinary Counsel that responded to a complaint by Mr. Robert Reynolds, previously a Planning Commission President, regarding advice given by legal counsel to the Planning Commission concerning Far Away Farms. Mr. Maxey pointed out that the letter references a conflict of a Prosecuting Attorney's office counseling both the County Commission and the Planning Commission. Mr. Maxey asked that Planning Commission members review the document for discussion at a later date. Mr. Trumble asked that Mr. Groh provide the Planning Commission with how much of his time is dedicated to Planning Commission issues.

MINUTES  
JEFFERSON COUNTY PLANNING COMMISSION  
DECEMBER 14, 2010  
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Mr. Maxey distributed a copy of a certificate from the Secretary of State's Office regarding Old Standard, LLC and the revocation of their license to do business in the State of West Virginia.

**15. Actionable Correspondence.** None.

**16. Non-Actionable Correspondence.** None.

Mr. Hayes moved to adjourn at 11:30 PM. Mr. Taylor seconded the motion, which carried unanimously. A detailed transcript of the meeting, which was recorded by Julie Quodala, Office Manager, may be found on our website. These minutes were prepared by Amy Puetz, Planning Clerk.

**Resolution to Petition the Jefferson County Commission to Amend the Zoning Map**

**WHEREAS** the existing Jefferson County Zoning map indicates parcels along Route 340 now owned by the National Park Service and U.S. Customs and Border Patrol as either their original zoning classification or as "National, State and County Facilities"; and

**WHEREAS** the Jefferson County Planning Commission wishes to revise the zoning map so that it reflects the true underlying zoning classification rather than parcel ownership; and

**WHEREAS** the current use of these parcels fits the rural zoning classification; and

**WHEREAS** rezoning these parcels to reflect a rural classification would be consistent with the Jefferson County Comprehensive Plan;

**THEREFORE BE IT RESOLVED** that the Jefferson County Planning Commission petition the Jefferson County Commission under the provisions of WV Code §8A-7-9 paragraph B to rezone the parcels owned by either the National Park Service of the U.S. Customs and Border Patrol along Route 340 from the current zoning classification to rural.

On September 14, 2010 at the regularly scheduled Planning Commission meeting, the Planning Commission decided with a 5-0 vote to petition the County Commission to rezone Federal Lands along the Route 340 Corridor.

X   
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John Maxey  
President, Jefferson County Planning Commiss...

MINUTES  
JEFFERSON COUNTY PLANNING COMMISSION  
DECEMBER 21, 2010

The Jefferson County Planning Commission met on Tuesday, December 21, 2010, with the following Commission members present: John Maxey, President; Thomas Trumble, Vice President; Frances Morgan, Daniel Hayes, Kelly Baty, and Gene Taylor. Staff members present included Jennifer Brockman, Director of Planning and Zoning; Steve Barney, Zoning Administrator; Jonathon Saunders, County Engineer; and Stephen Groh, Assistant Prosecuting Attorney.

Morgan Etters, Eric Smith and Arnold Dailey was absent with notification.

Mr. Maxey called the meeting to order at 7:01 PM.

1. **Approval of Minutes from the December 14, 2010 Planning Commission meeting.**  
Staff asked that this item be postponed to the January 11, 2011 Planning Commission meeting.
2. **Citizens Communication:** None.
3. **A call for postponements:** None.
4. **Request by William H. Scott Inter Vivos Trust for a variance from Sections 21.202B, 21.204A, 22.208A, Appendix B 2.2.C.2c, Appendix B Section 9.6 of the Subdivision Ordinance to waive the requirement for sidewalks along any public or private street in regards to the William H. Scott Inter Vivos Trust property.**

Mr. Barney gave a presentation and read from the staff report recommending approval with a condition that a five foot sidewalk easement be required along Summit Point Road (Route 13) and Hardesty Road (Route 2) that abuts the William H. Scott Inter Vivos Trust property and that this easement be shown on the STASIS site plan and any plat or plan for any future developments for this property. Mr. Maxey suggested that language in the condition be expanded to include sidewalk and/or trail easement. There was discussion regarding the impact on future development should this variance be granted and if a five foot easement would be large enough if the easement were reserved for a trail.

Mr. Jason Gerhardt, with William H. Gordon and Associates, engineering for the project, stated that Barbara Scott, representing the Owner, and Peter Kubic, contractor constructing the STASIS project were also available. He explained that normal width requirements for trails were 8 to 10 feet and that he believes the owner would be agreeable to those requirements. He reported that any greater than a 10 foot wide easement would impact the existing and proposed vegetative buffer.

Mr. Maxey opened the public hearing. Mr. Martin Burk, adjoining property owner, voiced that his comments as reflected in the October 26, 2010 Planning Commission meeting minutes made him appear adversarial, which was not his intent. He spoke in support of a

trail but feels that, for a trail to be successful, more property, and owners of those properties, would need to be involved. Mr. Burk also commented that the staff research of the noise agreements showed a date of 2007. He suggested that research around meetings held in 2002 would be more appropriate. He made suggestions for small alterations that would improve noise issues. Mr. Maxey closed the public hearing.

Mr. Hayes moved to approve the motion recommended by staff (attached as amended) with the following exception: in the 4<sup>th</sup> paragraph, "Whereas, As a condition of approval, a *10 foot sidewalk and trail* easement shall be required along Summit Point Road (Route 13) and Hardesty Road (Route 2) that abuts the William H. Scott Inter Vivos Trust Property *and shown on all future site plans and plats submitted for this property.*" Ms. Morgan offered a friendly amendment to include "*and/or trail easement*". Mr. Maxey also offered a friendly amendment that the site plan include language jointly negotiated by the Planning Commission's attorney and the applicant. Mr. Hayes accepted both friendly amendments. Mr. Taylor seconded the motion. The motion carried unanimously.

Mr. Trumble encouraged staff to do further research regarding noise agreements. Mr. Maxey distributed documentation that he had come across in his research for informational purposes and for staff to use as a guideline in locating the correct documents.

**5. Continued from December 14, 2010 Planning Commission Meeting: Draft Zoning Map and Zoning Map Policy.**

Ms. Brockman presented a draft Zoning Map Update Process policy and a draft Updated Zoning Map to be submitted to County Commission. Mr. Maxey confirmed that the draft Zoning Map was only an update and not a change to any zoned area. Mr. Hayes moved to approve the draft as written. Mr. Taylor seconded the motion which carried 4 for, 1 opposed (Mr. Trumble), and 1 abstention (Ms. Morgan).

**6. Reports from Legal Counsel and legal advice to PC.**

There was discussion regarding the revocation of the LLC license for Old Standard and the Old Standard Quarry property being forfeited to the State of West Virginia. The Planning Commissioners talked about what that may mean in regards to development of that property. Mr. Maxey asked that Mr. Groh speak with Stephanie Grove, Assistant Prosecuting Attorney assigned to the County Commission, and provide the Planning Commission with an update on the Old Standard Quarry status at the next meeting.

**7. Director's Report.**

- **Activity Report.** The Activity Report was provided in the agenda packets.
- **Follow-up on status of Bardane Farmer's Market.** Mr. Trumble reported that the Bardane Farmer's Market project did not have a lease or sewage and was not viable.
- **Upcoming County Commission agenda items:**
  - Request to Schedule Evening Meetings in 2011 (1/6/11)
  - Zoning Map Update and Zoning Map Policy (pending Planning Commission recommendation)



- Wireless Telecommunications Ordinance Amendment Public Hearing (1/20/11 at 7 PM)
- Public Hearing to Amend the County Zoning Map to consider Urban Growth Boundaries for Harper's Ferry and Bolivar (1/27/11 at 7 PM)
- **Upcoming Planning Commission Meetings.**
  - Work Plan/Budget/Annual Report Subcommittee Meeting: 1/5/11 at 4 PM (Mr. Maxey, Mr. Trumble, Mr. Hayes, and Mr. Baty). Ms. Brockman stated that the Work Plan/ Budget Subcommittee was appointed at the December 14, 2010 Planning Commission meeting and the January 5, 2011 meeting date was set at that time. She asked that the Annual Report Subcommittee, which was appointed in November of 2010, consider joining the Work Plan/Budget Subcommittee meeting. The subcommittee members agreed. Ms. Brockman reminded the Planning Commission that, while the Annual Report is the responsibility of the Planning Commission, the work plan and budget are departmental responsibilities. Mr. Maxey asked that Mr. Groh research §8A to clarify who sets the priorities for the Planning Department. Mr. Maxey also asked that staff provide data regarding the number of platted lots in the County.
  - Regular Planning Commission Meeting: 1/11/11
    - Election of Officers
    - Draft Policy: Planning Commission initiated Zoning Text Amendments and Zoning Map Amendments
    - Draft Policy: Submittal of Applications and Supporting Information
    - Review of Revised Land Development Fees
  - Planning Commission Workshop: 1/18/11
    - Distribution and Review of Policy Neutral Zoning Ordinance Amendments
  - Regular Planning Commission Meeting: 1/25/11
    - Discussion of Next Steps and Comments on Blue Ridge Mountain Final Common Vision Document and Engineering Report.

**8. President's Report.**

Mr. Maxey reported that he had spoken with Todd Fagen in the GIS/Addressing Department to get a timeframe for receiving data on platted lots versus built lots. He stated that Mr. Fagen needed more specific geographical information before being able to provide an estimate of time.

Mr. Maxey discussed the informational documentation that he had provided to the Planning Commissioners earlier in the meeting. He requested that staff continue to do research regarding discussions of noise concerning Summit Point Raceway and suggested checking minutes of meetings held in 2001. He also provided contact information of individuals involved in those discussions to assist in finding the needed information. Mr. Maxey stated that this would be discussed again at the January 11, 2011 Planning Commission meeting.

MINUTES  
JEFFERSON COUNTY PLANNING COMMISSION  
DECEMBER 21, 2010  
PAGE 4 of 4

Mr. Trumble stated that he felt that the digitization of files and the establishment of rigorous procedures to guarantee the integrity of those files needed to be a priority in 2011 due to past issues with locating information within County files.

9. **Actionable Correspondence.** None.

10. **Non-Actionable Correspondence.** None.

Mr. Baty moved to adjourn at 9:03 PM. Mr. Taylor seconded the motion, which carried unanimously. A detailed transcript of the meeting, which was recorded by Steve Barney, Zoning Administrator, may be found on our website. These minutes were prepared by Amy Puetz, Planning Clerk.

**A Motion Recommending Approval of a  
Waiver for The William H. Scott Inter Vivos Trust  
December 21, 2010**

**Whereas**, the following facts relate to the processing of The William H. Scott Inter Vivos Trust application known as Stasis Site Plan:

**Whereas**, The William H. Scott Inter Vivos Trust has requested a waiver from Sections 21.202B, 21.204A, 22.208A, Appendix B 2.2.C.2.c and Appendix B, Section 9.6 to be granted relief from the requirements to install sidewalks;

**Whereas**, The William H. Scott Inter Vivos Trust is requesting a waiver for all 421 acres of the property commonly referred to Summit Point Raceway;

**Whereas**, As a condition of approval, a ~~five-ten~~ (510) foot sidewalk and/or trail easement to be negotiated by staff and the applicant shall be required along Summit Point Road (Route 13) and Hardesty Road (Route 2) that abuts the William H. Scott Inter Vivos Trust Property and shown on all future site plans and plats for this property;

**Whereas**, the following findings shall have been made in regards to the request in accordance with the provisions of Sections 21.202B, 21.204A, 22.208A, Appendix B 2.2.C.2.c and Appendix B, Section 9.6 of the 2008 Subdivision Ordinance:

1. The design of the project will provide public benefit in the form of reduction in County maintenance cost, greater open space, parkland consistent with the County parks plan, or benefits of a similar nature.
2. The waiver, if granted, will not adversely affect the public health, safety or welfare or the rights of adjacent property owners or residents.
3. The waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.
4. The waiver, if granted, will result in a project of better quality and/or character.

**Now therefore be it moved**, that the Jefferson County Planning Commission \_\_\_\_\_ the requested waiver for The William H. Scott Inter Vivos Trust with a condition that a sidewalk easement shall be required along Summit Point Road (Route 13) and Hardesty Road (Route 2) that abuts the William H. Scott Inter Vivos Trust Property.

Recommended \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ 2010  
By vote of the Jefferson County Planning Commission  
By a vote of \_ Yes \_ No

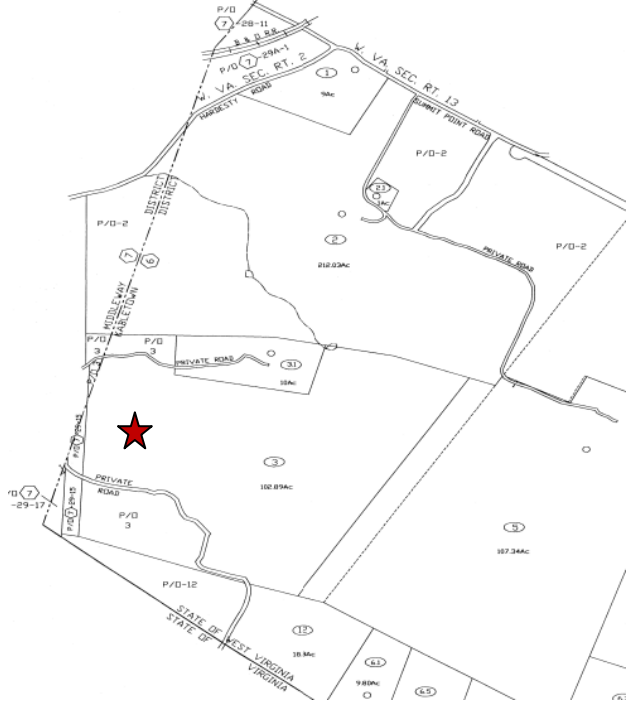
\_\_\_\_\_  
John Maxey, Commission President

# STAFF REPORT

## Jefferson County Planning Commission Meeting

January 11, 2011

Item #6: Request by Global Tower Assets, LLC for Approval of the Mitigation of the Visual Impact for the Summit Point Telecommunications Tower (PC File #S10-07).

APPLICANT:	Global Tower Assets, LLC (Lynn Koerner, contractor)
OWNER:	William H. Scott Inter Vivos Trust (property owner) Global Tower Partners (lessee)
DEVELOPER:	Global Tower Partners
SURVEYOR/ENGINEER:	Powder River Development Services
PROPERTY LOCATION:	The site is located on the Summit Point Motor Sports Park property, with access from Hardesty Road along an existing access road.
LEGAL DESCRIPTION:	District: Kabletown; Map: 17; Parcel(s): 2 & 3 
ZONING DISTRICT:	Rural
SURROUNDING PROPERTIES:	North: Rural East: Rural South: Rural West: Rural
LOT AREA:	Leased Area: 10,000 sq. ft. (100' x 100') Total Parcel Size: 420.7 acres (p. 2); 4.64 acres (p. 3)
PERMIT APPROVALS:	
Health Department	Permit No.: N/A
Dept. of Highways	Permit No. : Pending

# STAFF REPORT

## Jefferson County Planning Commission Meeting

January 11, 2011

APPROVALS:	
CIS	N/A
Site Plan	Submitted: 09/30/10, currently in review
Variance History	PCW10-05 – Waiver of sidewalk requirements associated with a site plan or subdivision (approved 12/21/10) (note: waiver does not affect proposed tower)
OTHER APPROVALS:	None required

### 1. Overview

This project consists of the proposed installation of a 195' monopole structure located on a 100' x 100' lease area on the property known as Summit Point Motor Sports Park.

The site would also include equipment cabinets, concrete pads, ice bridge, and antenna mounting platform located on the monopole. In addition to space for installation of antennas owned by Shentel, the tower will include 4 collocation areas.

### 2. Mitigation Criteria

Planning Commission approval of the mitigation of the visual impact of a telecommunications tower located in the Rural District is required by the Zoning Ordinance, Article 4B, *Wireless Telecommunications Facilities*. Specifically, Section 4B.4(b)(2)(b) states the following:

“The visual impact of a tower shall be mitigated to blend with the natural and built environment of the surrounding area. Such mitigation measures shall be approved by the Planning Commission and shall address: architecture, color, landscaping, lighting, materials, siting, topography, and visual screening.”

Provided below is a brief overview of the items to be mitigated.

*Architecture:* Monopole tower. Antennas, including lightning rod, to crown the top of the tower at 195' and extend to 199'. Concrete pad base to support tower and equipment cabinets. Ice bridges to straddle tower and concrete pad equipment.

*Color:* Required to be a non-contrasting grey per Zoning Ordinance Sec. 4B.5(d) unless otherwise approved by the Planning Commission.

*Landscaping:* The property is densely wooded, the Applicant has proposed to retain existing vegetation to provide the necessary visual screening. The site plan (currently under review) includes a note requiring retention of a 15' buffer area in which existing trees will be preserved or replanted if removed.

# STAFF REPORT

## Jefferson County Planning Commission Meeting

January 11, 2011

- Lighting:* None proposed. Letter from FAA states "...marking and lighting are not necessary for aviation safety."
- Materials:* Steel, copper, and concrete.
- Siting:* On approximately 425 acres, the tower is situated a minimum of 700' from the northern property line, 240' from the western property line, 3500' from the eastern property line and approximately 854' from the southern property line. The access easement runs along the western property line and connects to an existing gravel drive located on property owned by the Applicant.
- Topography:* The lease area is relatively flat.
- Screening:* Fencing 8' high, chain link type with barbed wire to include swing gates for access. The applicant has proposed to utilize the existing densely wooded area as visual screening.

### 3. Supplemental Materials Submitted by Applicant

The Applicant has submitted supplemental material for review with this application, including:

- a. Description of site selection process. The December 21, 2010 letter from Lynn Koerner notes that "the proposed tower site is located in an area that has had carrier complaints of non-existent or much degraded service and loss of signal strength." The letter notes that a ¾ mile search area was identified, and the Summit Point racetrack property "was selected in an effort to minimize the visual impact on residential properties and historical areas while still meeting the carrier coverage objectives."
- b. Propagation maps. These maps illustrate the cellular coverage provided by existing tower sites in the vicinity, and the projected increase in coverage that would occur should the proposed tower be developed.
- c. Photo simulations. The photos simulate the future location of the proposed tower, based on the photographed locations of a balloon flown at the height of the proposed tower. A memo provided by the Applicant describes the balloon test and the photo locations. Per the Applicant, there was "no obvious view" of the structure from several locations as shown on a map included in the submittal packet.

# STAFF REPORT

## Jefferson County Planning Commission Meeting

January 11, 2011

### 4. Character of Site

Photos of the vicinity of the site are shown below:



### RECOMMENDATION:

Staff recommends the proposed mitigation of the visual impact be approved with the condition that a 15' buffer be included around the perimeter between the fencing and the edge of the leased area, or just outside the leased area, for the purpose of preserving trees in this area or planting trees if the existing trees are cleared. A note to this effect should be added to the site plan.

**A Motion Recommending Approval of a  
Visual Mitigation for a Global Tower Assets Cellular Tower  
January 11, 2011**

**Whereas**, Global Tower Assets has requested a 195 foot cell tower on the property owned by William H. Scott Inter Vivos Trust; and

**Whereas**, The property is located at 201 Motorsports Park Circle, Summit Point WV 25446 and is identified as Parcels 2 & 3 as shown on Tax Map 17 of the Kabletown Tax District, cumulatively consisting of 425.34 acres; and

**Whereas**, In the Rural District the Planning Commission is required to review the visual mitigation as outlined in 4B.4(b)(2)b; and

**Whereas**, The tower is in all conformance with technical requirements of the Zoning and Land Development Ordinance and Subdivision and Land Development Regulations; and

**Whereas**, Staff recommends approval of the requested visual mitigation based on the conditions outlined in the staff report attached, which includes a 15 foot landscape buffer around the perimeter of the fencing consisting of trees either preserved or planted; and

**Now therefore be it moved**, that the Jefferson County Planning Commission approves the requested visual mitigation for the Global Tower Assets tower, including the landscaped buffer, for property identified in the Jefferson County Tax Map as Parcels 2 & 3 as shown on Tax Map 17 of the Kabletown Tax District.

Recommended \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2011  
By vote of the Jefferson County Planning Commission  
By a vote of \_ Yes \_ No

\_\_\_\_\_  
Commission President





*Lynn Koerner – 540-335-0030  
Site Acquisition and Project Development  
Consultant for Global Tower*

December 21, 2010

Jefferson County  
Department of Planning and Zoning  
Attn: Planning Commission  
104 East Washington Street  
Charles Town, WV 25414

RE: Site Information and Justification - Global Tower Assets, LLC – Site WV5053 –  
Summit Point – Tax Map 17 Parcel 2 and 3, Owned by Summit Point Automotive  
Research Center, LLC

Dear Mr. Chairman and Planning Commission Members:

Global Towers Assets, LLC is proposing to build a 199 foot monopole structure on the property identified as Summit Point Motor Sports Park. The tower access will be from an existing entrance to the property from Hardesty Road and the tower will be located to the southwest side of the property. The proposed tower site is located in an area that has had carrier complaints of non-existent or much degraded service and loss of signal strength. Area citizens and visitors have expressed a desire for better wireless service to the area.

A search of the area located two existing tower sites with US Cellular, Verizon, T-Mobile as some of the installed carriers. Another proposed tower was identified in Berkeley County. Attached as Exhibit 1 is a location map and Competing Structure Analysis that indicates the locations and carriers installed at these existing sites. A review was then conducted of the area to determine the most optimal area for a structure that would provide connectivity for the carriers operating in the area to the existing surrounding structures.

An approximate  $\frac{3}{4}$  mile search area was identified centered to the south of the community of Summit Point. The Summit Point racetrack property was selected in an effort to minimize the visual impact on residential properties and historical areas while still meeting the carrier coverage objectives.

Contact was made with the carriers providing service to Jefferson County and Sprint (Shentel) responded initially with a need for a site at this location with an antenna location of 195 feet. An agreement has been signed with Shentel. The other carriers are still evaluating their respective build plans and coverage objectives for the area.

Attached as Exhibit 2 is an RF Brief and plots that represent the current coverage and projected coverage for our anchor tenant Shentel. The brief also outlines the purpose and extent and the recommendation for the site at a minimum height of 195 feet. The site identified by the carrier on the plots as 152A is the proposed Global Towers site. The site identified to the right on the plots as 390L is identified on Exhibit #1 as SBA – WV13522. Site 154A to the left of Charles Town is Shentel's site located on the water tank at Tuscowilla Hills. The site identified in the upper center of the plot as 391A is identified on Exhibit #1 as SBA – WV13621.

The key points regarding the need for this telecommunications facility at this location are:

1. It is necessary to address network coverage issues in the area in which it is proposed. Signal engineering shows this area to have degraded or inadequate service.
2. This site addresses communications needs of the roads in the area as well as the residential and commercial developments and federal governmental operations.
3. Statistical operating data of the existing wireless network creates a compelling need for improved service in this area.
4. The carrier has already located facilities at surrounding locations. There are no other existing facilities in this area that would provide the necessary *platform to fulfill the needs in this particular area.*

The structure height of 195 feet (199 foot with lightning rod) will have little impact on the surrounding area. A visual impact study was conducted on September 10, 2010 and the study is provided under a separate cover letter.

This study provides photo simulations of the proposed site and was conducted with involvement with our consulting firm, The Ottery Group, and Mr. John Allen Chairman of the Jefferson County Historical Landmark Commission. Included also as Exhibit 3 is an email to our consulting firm, The Ottery Group, from Mr. John Allen, Chairman of the Jefferson County Historic Landmarks Commission indicating that the project will not have an adverse affect.

*It is the ongoing policy and objective of Global Tower Assets to make the tower available to all wireless service providers and utilities for co-location. The proposed tower will be engineered to accommodate a minimum of five (5) wireless carriers, thus reducing the need for additional towers in the area that create an impact on the community.*


This site has been fully evaluated by the mandated agencies in accordance with the National Environmental Protection Act (NEPA) and Section 106 review. The proposed tower has also been evaluated by the FAA and that the structure does not exceed obstruction standards and would not be a hazard to air navigation.

This site is consistent with planned growth, and planned growth calls for development of infrastructure. Sites like this are necessary components of the communications infrastructure. This site can provide DSL quality (commonly called 3G or EVDO) wireless broadband internet to the area and, it establishes the platform to introduce advanced WiMax and/or LTE wireless broadband service at speeds up to 70 Mbits/s and 326.4 Mbit/s, respectively.

Global Tower Assets LLC requests your favorable review and approval for the proposed monopole tower.

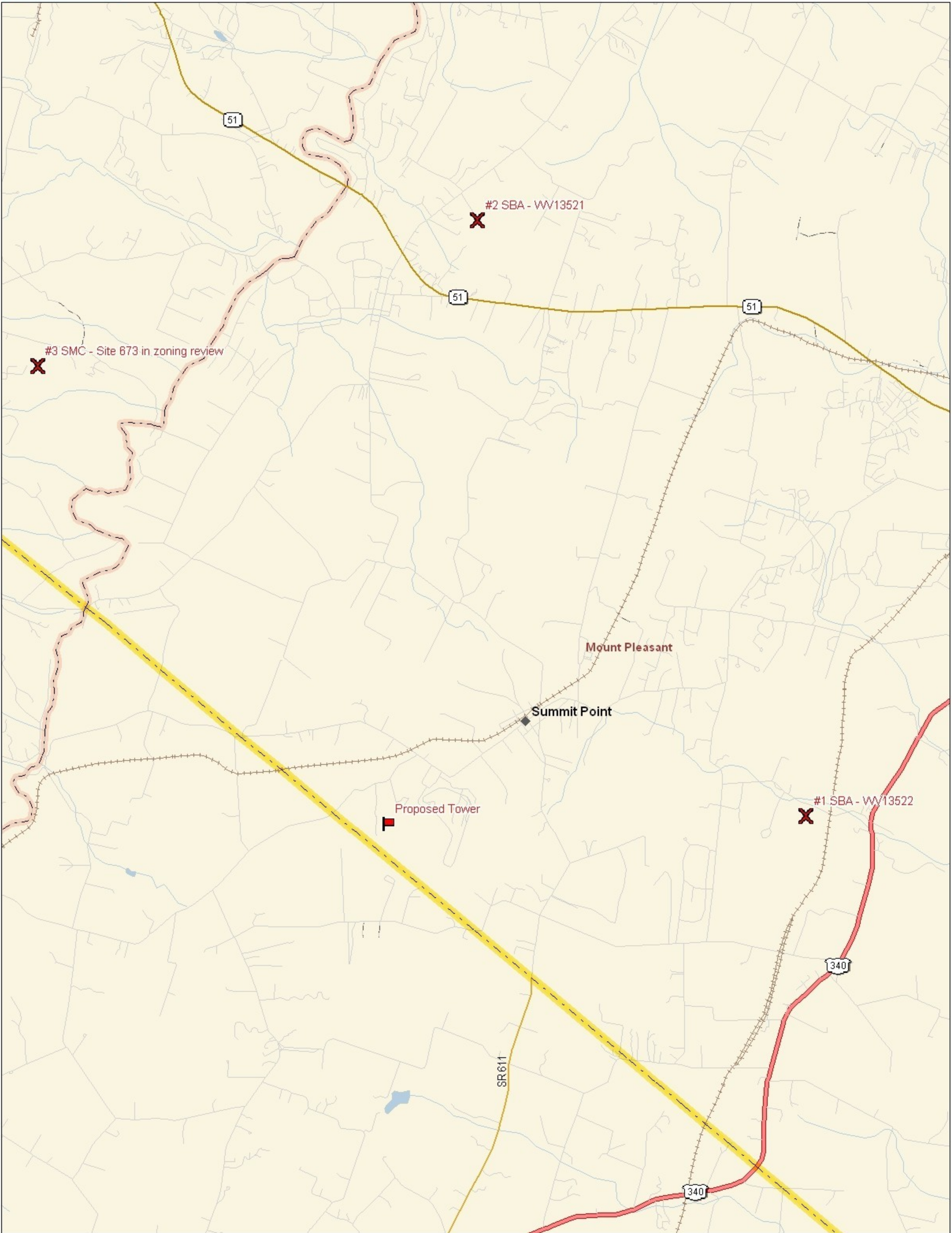
Please contact me should you have questions or require additional information.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Lynn Koerner', with a large, stylized loop at the beginning.

Lynn Koerner  
Site Acquisition and Project Development  
Contractor for Global Tower





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Data Zoom 11-4

# Competing Structure Analysis

(Existing Towers, Rooftops, Water Tanks, etc.....)

## Existing/Competing Structure #1

<b>Tower Owner/Tower ID:</b>	SBA - WV13522
<b>Distance from proposed GTP Tower:</b>	3 8/10 miles
<b>AGL:</b>	195 foot Self support
<b>Latitude/Longitude:</b>	N39.2371 / W77.9111
<b>Est. Space Availability/Capacity:</b>	Possibly near capacity
<b>Which Carriers are on Tower:</b>	US Cell, Verizon, AT&T, Cellular One, Shentel(Sprint), Nextel, T-Mobile

## Existing/Competing Structure #2

<b>Tower Owner/Tower ID:</b>	SBA - WV13521
<b>Distance from proposed GTP Tower:</b>	5 5/10 miles
<b>AGL:</b>	195 foot Self support
<b>Latitude/Longitude:</b>	N39.3151 / W77.9667
<b>Est. Space Availability/Capacity:</b>	Possibly one or two more ??
<b>Which Carriers are on Tower:</b>	T-Mobile, US Cell, Shentel(Sprint) AT&T, believe Verizon

## Existing/Competing Structure #3 and others

<b>Tower Owner/Tower ID:</b>	Shenandoah Mobile Company - Site 673
<b>Distance from proposed GTP Tower:</b>	5 2/10 miles
<b>AGL:</b>	195 foot Self support
<b>Latitude/Longitude:</b>	N39.296 / W78.041
<b>Est. Space Availability/Capacity:</b>	Will be built for at least 4 carriers
<b>Which Carriers are on Tower:</b>	Shentel(Sprint) will be the only carrier when built





Dec 22, 2010

## RF Brief Overview for the Proposed Summit Point Site

Shentel is proposing to build a PCS cell site in Summit Point, WV. The proposed site will primarily cover the roads leading to Summit Point and provide cellular service to the different business establishments in this area namely Summit Point Motorsports Park. In addition to motor sports, various Federal, State and local agencies access this facility, utilizing the track, gun ranges, and explosion ranges for tactical training. The facility attracts a considerable amount of people all year-round and providing coverage in this area would be beneficial to the community.

The proposed PCS site (Site Number: WA10SH152A) referred to as "Summit Point" is located at coordinates: Latitude: 38° 14' 07.08" N and Longitude: 77° 58' 57.26" W. The site address is 201 Motorsports Park Circle, Summit Point, WV 25446. The PCS antennas will be installed on the proposed 195-ft monopole tower. The RF signal strength simulation study shows that the height required for antenna deployment at this location to meet the coverage objective is 195 feet; a height lower than this would result in less than the desired signal strength because of the terrain and clutter limitations. The loss in signal strength occurs because of the fact that the radio frequency signals, in general, are very susceptible to objects in their path such as buildings, trees & foliage and vehicles etc. In addition, RF signals degrade in strength as distance increases between transmit and receive antennas even when there is no obstruction present in the path between the antennas.

The result of RF signal strength simulation is shown in the plots enclosed. The RF simulation map labeled as "**Coverage of Existing Sites without Site 152A**" shows the current covered area. The RF simulation map labeled as "**Coverage of Existing Sites with Site 152A**" shows coverage from the proposed PCS site when the antennas are deployed at a height of 195 ft above ground level (AGL) along with the coverage from existing Shentel sites in the neighboring places. The RF simulation map labeled as "**Coverage of Site 152A without Existing Sites**" shows coverage only from the proposed PCS site when the antennas are deployed at a height of 195 ft above ground level.

Page two

The colors “yellow” and “green” in the RF simulation maps represent the strength of RF signal in the given geographical area. The “yellow color” represents In-Building PCS coverage level – RF signal strength of -84 dBm while the “green color” represents In-Vehicle PCS coverage level – RF signal strength of -98 dBm. The In-Building PCS coverage level warrants uninterrupted service to the user who is using a PCS device in-door when little or no interference is present. Similarly, the In-Vehicle PCS coverage level warrants uninterrupted service to the user who is using a PCS device while traveling in vehicle if little or no interference is present.

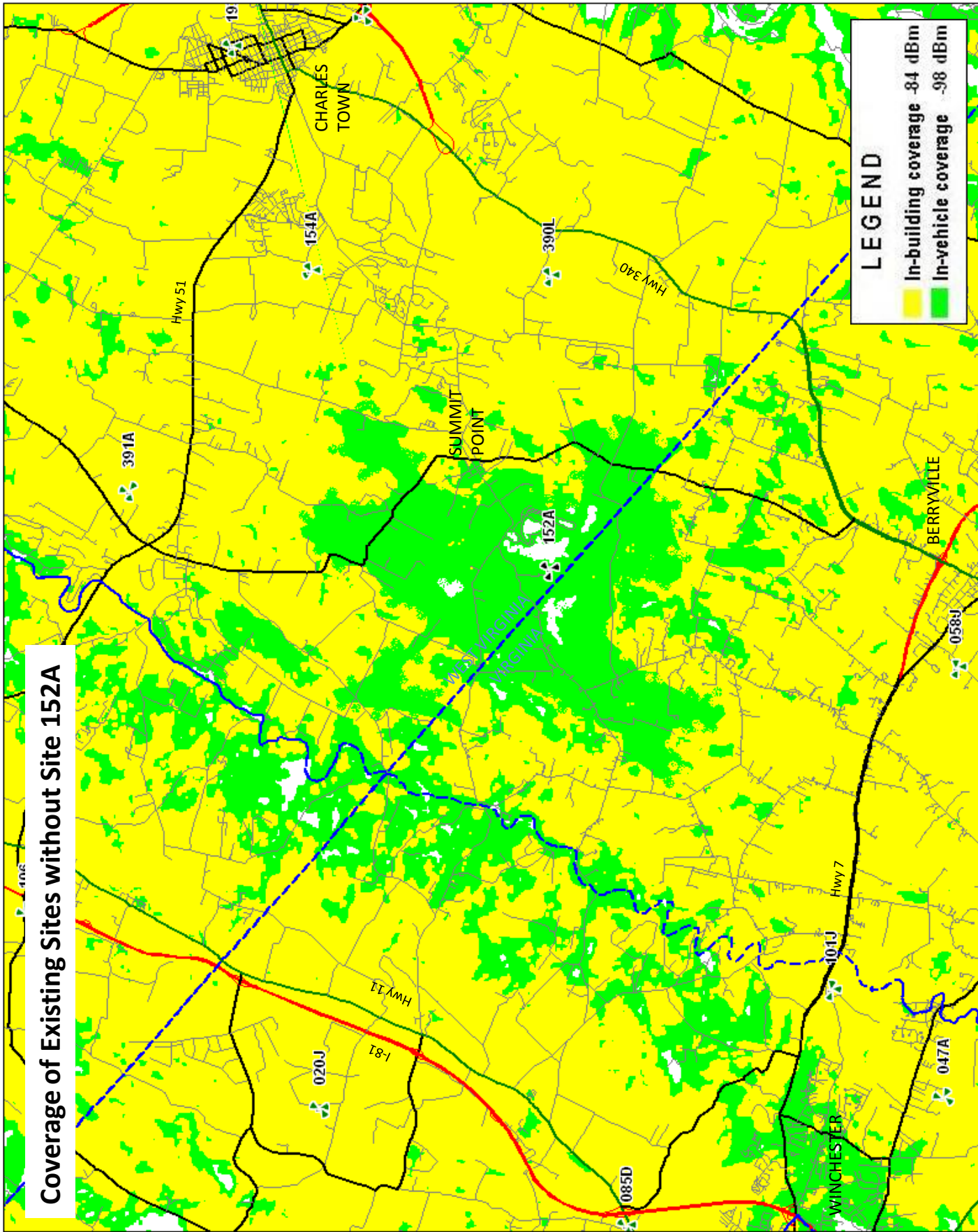
Shentel complies with all FCC guidelines and standards for Radio Frequency (RF) emissions. Shentel will operate, maintain and monitor this PCS cell site under the rules and guidelines of the FCC.

In conclusion, it is evident from the RF simulation maps that this PCS cell site would provide coverage in the area of Summit Point. Considering the purpose and extent of the site coverage, the RF engineers at Shentel recommend that a PCS site with antenna located at a height of 195 ft AGL be built at the proposed site location. The proposed PCS site will be able to support the demand for cellular service in the area, thus fulfilling Shentel's desired coverage objective and meet company standards for reliable wireless service.



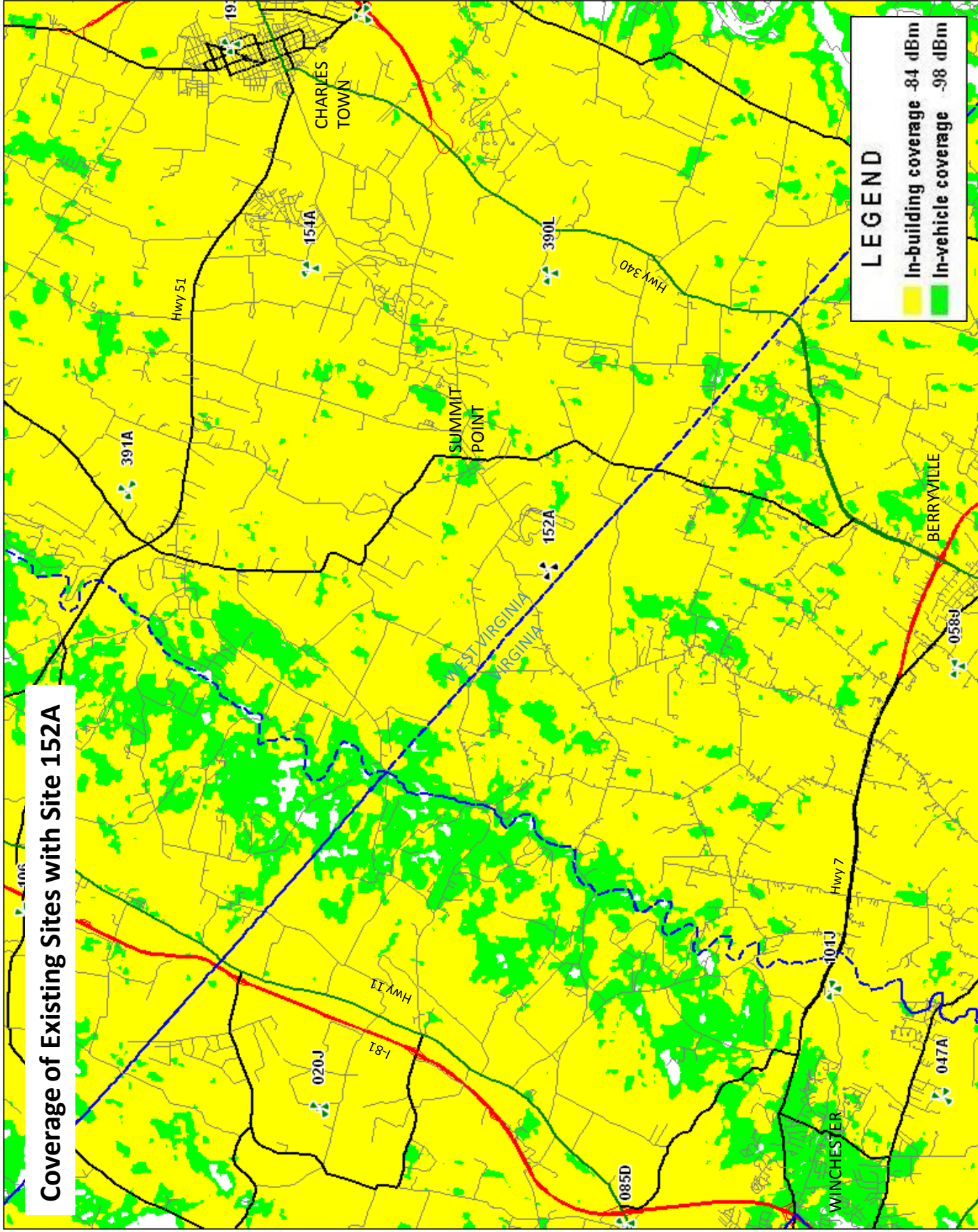
**Anthony S. Peralta**  
Shentel – RF Engineer  
Office: (540) 984-5426  
Fax: (540) 984-5493

# Coverage of Existing Sites without Site 152A

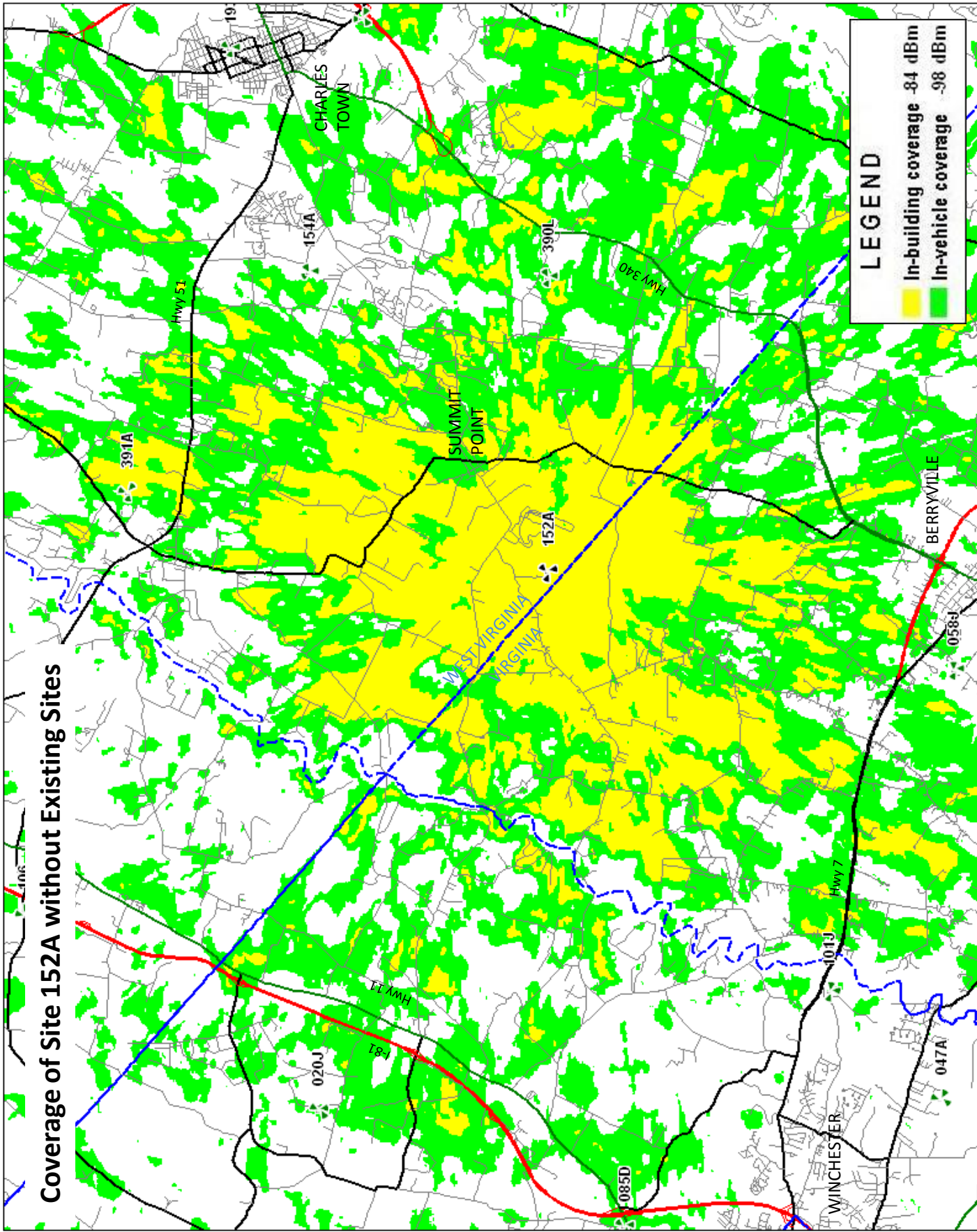




# Coverage of Existing Sites with Site 152A



# Coverage of Site 152A without Existing Sites



---

**From:** Meaghan Fahey [mailto:meaghan.fahey@otterygroup.com]  
**Sent:** Monday, November 22, 2010 8:59 AM  
**To:** Lynn Koerner  
**Subject:** Fwd: Fwd: Re: FCC620 review

Lynn,

As you can see below, positive comments! I will either fax or email these over to the SHPO today to make sure they have them and can get working on their final response.

Meaghan Fahey  
Environmental Consultant

The Ottery Group  
3420 Morningwood Drive  
Olney, MD 20832  
p: 301.562.1975  
f: 301.562.1976  
[meaghan.fahey@otterygroup.com](mailto:meaghan.fahey@otterygroup.com)

----- Original Message -----

**Subject:**Fwd: Re: FCC620 review  
**Date:**Thu, 18 Nov 2010 09:41:57 -0500 (EST)  
**From:**[beibei.su@otterygroup.com](mailto:beibei.su@otterygroup.com) <[beibei.su@otterygroup.com](mailto:beibei.su@otterygroup.com)>  
**To:**[meaghan.fahey@otterygroup.com](mailto:meaghan.fahey@otterygroup.com)

Here you go

----- Original Message -----

**From:** John Allen Jr <[johnallenjr@earthlink.net](mailto:johnallenjr@earthlink.net)>  
**To:** [beibei.su@otterygroup.com](mailto:beibei.su@otterygroup.com)  
**Date:** November 18, 2010 at 6:13 AM  
**Subject:** Re: FCC620 review

Ms. Su,

The Jefferson County Historic Landmarks Commission discussed the proposed cell tower at the Summit Point Raceway at its monthly meeting last night. We agreed that the project will not have an adverse affect

on the local historic resources.  
Thank you for the opportunity to comment.  
Sincerely,  
John Allen  
chairman, JCHLC

On Nov 5, 2010, at 10:01 AM, [beibei.su@otterygroup.com](mailto:beibei.su@otterygroup.com)  
wrote:

> Dear Mr. Allen:  
> Thank you very much for your inquiry.  
> We are looking forward to your review and comments.  
> All the best,  
>  
> Yours Beibei  
> --  
> Beibei Su  
> Cultural Resource Specialist  
> The Ottery Group, Inc.  
> 3420 Morningwood Drive, Suite 100  
> Olney, Maryland 20832  
> tel. 301-562-1975  
> fax. 301-562-1976  
> [beibei.su@otterygroup.com](mailto:beibei.su@otterygroup.com)  
> [www.otterygroup.com](http://www.otterygroup.com)  
>  
> <Summit Point SHPO Response Letter 102910.pdf><Summit  
Point FCC Form  
> 620.pdf><Summit Point Motor Sports Park Visual Impact  
Study.pdf>

--  
Beibei Su  
Cultural Resource Specialist  
The Ottery Group, Inc.  
3420 Morningwood Drive, Suite 100  
Olney, Maryland 20832  
tel. 301-562-1975  
fax. 301-562-1976  
[beibei.su@otterygroup.com](mailto:beibei.su@otterygroup.com)  
[www.otterygroup.com](http://www.otterygroup.com)



*Lynn Koerner – 540-335-0030  
Site Acquisition and Project Development  
Contractor for Global Tower*

December 15, 2010

Jefferson County  
Department of Planning and Zoning  
Attn: Planning Commission  
104 East Washington Street  
Charles Town, WV 25414

Re: Visual Impact Study – Global Tower - Site WV5053 – Summit Point

Dear Mr. Chairman and Planning Commission Members:

A visual impact study was conducted on September 10, 2010 in order to provide pictures and simulations of the view of the proposed telecommunications structure. The structure is proposed to be located on the southern portion of the property owned by Summit Point Motor Sports Park with access to the site from Hardesty Road along an existing access road.

To accomplish this study, a red balloon was inflated with helium to an approximate size of 40 inches and tethered at a height of approximately 199 feet. The surrounding roads were traveled and photos taken from various locations where the balloon was visible. Then using a photo editing program, a monopole structure picture was inserted into the photo, to simulate the view from that location. A map is attached to show the locations from which each photo was taken.

Due to the existing dense tree canopy around the proposed site as well as along the adjacent roads, no obvious view of the structure was identified along Hardesty Road.. The location of Picture 1 represented by the blue dot on the attached map, was taken near an old stone house located on the property and situated near a blast pad and the race track. No obvious view was observed from locations traveling south on Hardesty Road and then onto State Route 640 in Virginia and then following County Route 1 into Summit Point. County Route 13 was then traveled back towards



December 15, 2010

Page 2:

the Motor Sports Park. The next series of photos was taken from the entrance to the Motor Sports Park and the location is represented by the blue dot marked #2 on the attached map.

The photos and simulations provided are from the only locations that the balloon was observed on the date of testing. Also, I want to note that due to a very slight wind, an additional 20 foot of line was extended to help compensate for drift of the balloon. Present also on the day of the balloon fly was Meghan Fahey of the Ottery Group who is the consultant firm conducting the environmental and historical studies for the project and Mr. John Allen Jr. of the Jefferson County Historical Landmark Commission.

Notes:

1. No posted properties were accessed during this study.
2. The attached simulation pictures were prepared to give a representation only of the proposed 199 foot monopole structure. The view of the actual structure when constructed may vary slightly. The photo's and simulations are from a normal un-aided view and then followed by a slightly zoomed in photo from the same location..
3. The location of the balloon was not identified from any residential structures on the adjoining properties.

Should you have any questions, please contact me at 540-335-0030 or [lynnk@shentel.net](mailto:lynnk@shentel.net)

Sincerely yours;

A handwritten signature in black ink, appearing to read "Lynn Koerner". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

Lynn Koerner  
Site Acquisition and Project Development  
Contractor for Global Tower



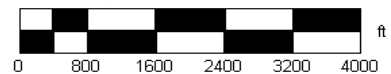
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[www.delorme.com](http://www.delorme.com)



MN (10.3° W)



Data Zoom 13-0

Map indicating locations from which photographs were taken

**Picture #1**

Balloon - 199 feet - Photo from near Allemong House - Normal view



**Simulation #1**

Simulation - 199 feet - Normal view





**Picture #1**

Balloon - 199 feet - Photo from near Allemong House - Zoom view



**Simulation #2**

Simulation - 199 feet - Zoom view



**Picture #2**

Balloon - 199 feet - Photo from track entrance Summit Point Road - Normal view



**Simulation #2**

Simulation - 199 feet - Normal view



**Picture #2**

Balloon - 199 feet - Photo from track entrance Summit Point Road - Zoom view



**Simulation #2**

Simulation - 199 feet - Zoom view



# JEFFERSON COUNTY, WEST VIRGINIA

## Department of Planning

116 East Washington Street

P.O. Box 338

Charles Town, West Virginia 25414

Phone: (304) 728-3228

Fax: (304) 728-8126

Email: [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

---

January 11, 2011

Listed below are the scheduled Planning Commission meeting dates for 2011. These dates consist of the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of every month. If you have any questions, please contact the Planning Department at the above referenced number.

January 11, 2011

January 25, 2011

February 8, 2011

February 22, 2011

March 8, 2011

March 22, 2011

April 12, 2011

April 26, 2011

May 10, 2011

May 24, 2011

June 14, 2011

June 28, 2011

July 12, 2011

July 26, 2011

August 9, 2011

August 23, 2011

September 13, 2011

September 27, 2011

October 11, 2011

October 25, 2011

November 8, 2011

November 22, 2011 (Week of Thanksgiving – usually cancelled)

December 13, 2011

December 27, 2011 (Between Christmas and New Year's – usually cancelled)

# JEFFERSON COUNTY PLANNING COMMISSION

116 East Washington Street  
P.O. Box 338  
Charles Town, West Virginia 25414

Email: [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

Phone: (304) 728-3228

Fax: (304) 728-8126

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## MEMO

**TO:** Planning & Zoning Staff  
**FROM:** John Maxey, Planning Commission President  
**DATE:** January 11, 2011  
**RE:** Planning Commission Policy – Submittal of Applications & Supporting Information

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Any applicant who wishes to submit an application to be considered by the Planning Commission must submit the application and all supporting information to Staff three weeks prior to the Planning Commission meeting. The late submittal of supporting information could result in the discussion of the item being tabled until the next regularly scheduled Planning Commission meeting. Additionally, the basis of the Planning Commission's decision will be upon the testimony heard at the public hearing and the supporting information submitted before the deadline. Should the application submitted be tabled or postponed the applicant shall have three business days to submit any further or requested information.

Approved by vote \_\_\_\_\_ For, \_\_\_\_\_ Against on January 11, 2011.

Effective Date: January 11, 2011.

X

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John Maxey  
Planning Commission President



**JEFFERSON COUNTY, WEST VIRGINIA**  
**Department of Planning & Zoning**  
116 East Washington Street, 2<sup>nd</sup> Floor  
P.O. Box 338  
Charles Town, West Virginia 25414

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Fax: (304) 728-8126

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**MEMO**

**TO:** Planning Commission Members  
**FROM:** Jennifer M. Brockman, AICP, Director, Planning and Zoning Department  
**DATE:** January 11, 2011  
**RE:** Land Development Fees

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After the adoption of the November 2008 Subdivision Regulations, the Planning Commission and Planning, Zoning, and Engineering staff initiated a review of the land development fees to determine if they accurately reflected the costs associated with development review activities. The current land development fees were adopted January 1, 2001. The effort to develop actual cost recovery fees went through much iteration and received considerable input. In October 2010, the County Commission reviewed the last version of the cost recovery fees, forwarded to them by the Planning Commission and determined that, at this time, cost recovery would result in fees that were too high and were not realistic for the current economy. The County Commission sent the fees back to the Planning Commission to reconsider the proposal. Later that month, the Planning Commission directed staff to utilize the new format developed during the cost recovery analysis that reflects the newer Subdivision Regulation processes and modify the current land development fees to reflect a 20% increase above current levels.

Attached is the land development fee proposal, which is in the format requested by the Planning Commission, that generally reflects a 20% increase in fees. Fees listed in blue italics are for tasks for which no fee currently exists. In some cases, staff recommended a fee and in some cases we left it at zero for the Commission's consideration. Additionally, it should be known that under the current fee structure, fees for major subdivisions are calculated at the initial submittal and divided into payments of 30, 30, and 40 percent that are paid during separate review phases. The total fee was utilized to calculate the 20% increase; however, staff is recommending that a larger portion of that total fee be paid for the Preliminary Plat review, as most of the review works occurs at that stage, with a very small portion of the fee reserved for the final review prior to recordation.

Finally, it should be noted that the fees being presented to the Planning Commission do not include proposed changes to the Building Permit fees, because these are under the purview of the County Commission. However, the building permit fees will be attached to the Planning Commission approved, proposed land development fees at the County Commission's request, so that all fees related to Planning, Zoning and Engineering can be approved at the same time.

Staff recommends that the Planning Commission host a public outreach meeting (either a public hearing or workshop) regarding the new proposed fees, during a regularly scheduled Planning Commission meeting with the goal of incorporating comments into a version to forward to the County Commission in the near future.

**Planning, Zoning & Engineering Departments'**  
**Proposed Land Development Fee Schedule**  
January 2011

<b>Minor Residential Subdivision</b>	Final Plat	Review for Recording
Base Fee Per Plat	\$240	<b>\$0</b>
Plus Per Lot Fee	\$240	<b>\$0</b>

<b>Merger Deed Plat</b>	Final Plat	Review for Recording
Base Fee Per Plat	\$120	<b>\$0</b>
Plus Per Lot Fee	\$120	<b>\$0</b>

<b>Minor Non-Residential Subdivision</b>	Final Plat	Review for Recording
Base Fee Per Plat	\$360	<b>\$0</b>
Plus Per Lot Fee	\$600	<b>\$0</b>

<b>Major Residential Subdivision</b>	Concept Plan	Preliminary Plat (each phase)	Final Plat (each phase)	Review for Recording
Base Fee Per Plat	1-50 Lots \$300	\$200	\$100	\$60
Plus Per Lot Fee	50+ Lots \$1,200	\$300	\$150	\$30

<b>Major Non-Residential Subdivision</b>	Concept Plan	Preliminary Plat (each phase)	Final Plat (each phase)	Review for Recording
Base Fee Per Plat	1-50 Lots \$300	\$200	\$100	\$60
Plus Per Lot Fee	50+ Lots \$1,200	\$300	\$200	\$100

<b>Mobile Home Park Subdivision</b>	Concept Plan	Site Plan
Base Fee Per Park	\$150	\$150
Plus Per Gross Project Acre		\$120
Per Mobile Home Pad		\$240
Per Principal Building		\$120

<b>Campground Site Plan</b>	Concept Plan	Site Plan
Base Fee Per Project	\$150	\$150
Plus Per Gross Project Acre		\$120
Per Campsite		\$60
Per Principal Building		\$120

**Planning, Zoning & Engineering Departments'**  
**Proposed Land Development Fee Schedule**  
January 2011

<b>Townhome, Condominium, Apartment &amp; Motel/Hotel Site Plan</b>	Concept Plan	Site Plan
Base Fee Per Plat	<b>\$150</b>	\$150
Plus Per Gross Project Acre		\$120
Per Principal Building		\$240
Per Unit		\$120

<b>Cell Tower Site Plan</b>	Site Plan
Base Fee Per Plan	\$1200

<b>Minor/Limited Site Plan</b>	Site Plan
Base Fee Per Plan	<b>\$1200</b>

<b>Minor/Full Site Plan</b>	Site Plan
Base Fee Per Plan	<b>\$2400</b>
Plus fee for area > 5,000 sq. ft. of impervious area plus disturbed area.	\$0.02 per sq. ft. of impervious + disturbed area over 5,000 sq. ft.

<b>Major/Full Site Plan</b>	Concept Plan	Site Plan
Base Fee Per Plan	<b>\$600</b>	<b>\$3600</b>
Plus fee for area > 5,000 sq. ft. of impervious area plus disturbed area.		\$0.04 per sq. ft. of impervious + disturbed area over 5,000 sq. ft.

<b>Redline or Minor Revision</b>	Preliminary Plat	Final Plat	Site Plan
Base Fee Per Plan (up to 3 different revisions on one submission)	\$180	\$180	\$180



**Planning, Zoning & Engineering Departments'**  
**Proposed Land Development Fee Schedule**  
January 2011

<u>Zoning Items</u>	<u>Fee</u>
Zoning Ordinance Text Amendment Application	<b>\$1200</b>
Zoning Ordinance Map Amendment Application (Rezoning)	\$1200 + \$60 per acre
Conditional Use Permit (CUP) Application without LESA	\$300 + \$60 per acre
Conditional Use Permit (CUP) Application with LESA	\$300 + \$60 per acre 50% returned if the project fails LESA 0% returned if the project fails LESA & loses and appeal to BZA
Modification of existing CUP requiring Board/Commission Approval	\$300 + \$30 per acre
Appeal of CUP once issued by Board/Commission	\$300 per appeal filed
Zoning Variance Application	\$120 per section varied
Multiple Use Variances	\$240
Zoning Variance Application (construction/use has commenced prior to BZA approval)	\$180
Administrative Appeal Application (each issue appealed constitutes a separate appeal)	\$120/per item
Zoning Map Interpretation	<b>No Charge</b>
Zoning Text Interpretation	<b>No Charge</b>
Zoning Certificate	<b>\$75</b>
<u>Subdivision Items</u>	<u>Fee</u>
Pre-Proposal Conferences	<b>No Charge</b>
Lot Line Adjustment/Merger	\$120
Subdivision Ordinance Waiver Request	\$120
Minor Final Plat or Site Plan Amendment	\$180
Clerical/Scrivener Error	<b>\$50</b>

**Planning, Zoning & Engineering Departments'**  
**Proposed Land Development Fee Schedule**  
January 2011

<u>Engineering Items</u>	<u>Fee</u>
Inspection Fee – Land Development Site Inspection	<b><i>\$0</i></b>
Re-inspection – Land Development failed inspections	\$60
Construction Bond – Time Extension Request (by staff or CC)	\$60
Construction Bond – Surety Renewal	<b><i>\$0</i></b>
Floodplain Ordinance – Floodplain Delineations	<b><i>\$0</i></b>
Floodplain Ordinance – 100 Yr. Flood Elevation Determination	<b><i>\$0</i></b>
Floodplain Ordinance – Review of LOMA, LOMR or LOMR-F requests	<b><i>\$0</i></b>
<u>Miscellaneous Items</u>	<u>Fee</u>
Aerial Photograph	\$18
Comprehensive Plan	\$14
Zoning Map (small – 11 x 17)	\$6
Zoning Map (medium – 24 x 36)	<b><i>\$12</i></b>
Zoning Map (large – 36 x 54)	\$24
CD (copy of meetings, electronic copy of files, etc.)	\$10
Zoning Ordinance	\$30
Subdivision Regulations	\$30
Copies (letter, legal & 11"x17")	\$1/page*
Copies (plan sheets, maps, etc.)	\$7.50/sheet*
*Note: The charge for copies is subject to change and shall be the prevailing rate as set by the County Commission of Jefferson County.	

***Note: The fee amounts shown in bold, italicized blue font are services for which there is no current established fee.***

**Note: These fees do not include any Building Permit fees.**

**Note: All projects vested in process prior to the adoption of this fee schedule will utilize the fee schedule last amended in January 2001.**

STATE OF WEST VIRGINIA  
OFFICE OF DISCIPLINARY COUNSEL  
2008 KANAWHA BOULEVARD, EAST  
CHARLESTON, WEST VIRGINIA 25311

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Chief Lawyer Disciplinary Counsel  
Rachael L. Fletcher Cipoletti  
Senior Lawyer Disciplinary Counsel  
Andrea J. Hinerman  
Lawyer Disciplinary Counsel  
Renée F. Frymyer  
Jessica H. Donahue

November 5, 2010

Mr. Robert I. Reynolds  
188 Norman Lane  
Shepherdstown, WV 25443

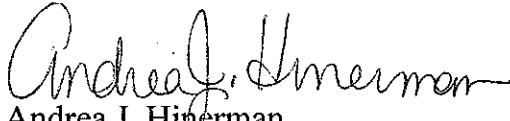
**Re: *Complaint against Michael D. Thompson, Esquire***  
***I.D. No. 08-01-455***

Dear Mr. Reynolds:

Enclosed please find a copy of the Investigative Panel Findings and Conclusions with respect to your complaint against the above-referenced attorney. This matter has been investigated by this office and was reviewed by the full Investigative Panel of the Lawyer Disciplinary Board at its October 30, 2010 meeting. The Panel determined that further action is not warranted and your complaint has been dismissed.

Thank you for bringing this matter to the attention of the Lawyer Disciplinary Board.

Sincerely,

  
Andrea J. Hinerman  
Senior Lawyer Disciplinary Counsel

AJH/mal

Enclosure

cc: Walter M. Jones, III, Esquire (w/enc.)

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**LAWYER DISCIPLINARY BOARD  
INVESTIGATIVE PANEL CLOSING**

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**I.D. No.:** 08-01-455

**Date Complaint Received:** September 30, 2008

**COMPLAINANT:** Robert I. Reynolds  
188 Norman Lane  
Shepherdstown, West Virginia 25443

**RESPONDENT:** Michael D. Thompson, Esquire  
119 East Liberty Street  
Charles Town, West Virginia 25414

**BAR NO.:** 3747

**THE INVESTIGATION OF THIS MATTER** having been completed and a report having been made to the Investigative Panel of the Lawyer Disciplinary Board, the Panel orders that this complaint be closed for the following reasons:

**STATEMENT OF FACTS**

Complainant Robert I. Reynolds, as President of the Jefferson County Planning Commission, filed this complaint against Michael D. Thompson, Esquire, a licensed member of the West Virginia State Bar.<sup>1</sup>

**A. Complaint:**

Complainant stated that Assistant Prosecuting Attorney ("APA") James Casimiro, III, represented the Jefferson County Planning and Zoning Commission ("Planning

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<sup>1</sup> At the time this complaint was filed, Respondent was the elected Prosecuting Attorney for Jefferson County, West Virginia. In addition, it also appears that Complainant is no longer a member of the Jefferson County Planning Commission.

**COPY**

Commission”), and APA Stephanie F. Grove represented the Jefferson County Board of Zoning Appeals.<sup>2</sup> Complainant stated that it was the understanding of the Planning Commission that “the assignment of counsel was intended to avoid any conflict of interest between counsel to these independent bodies.” On April 17, 2008, the Supreme Court of Appeals of West Virginia issued a memorandum opinion reversing an Order of the Circuit Court of Jefferson County which had affirmed the denial by the Board of Zoning Appeals of a Conditional Use Permit (hereinafter “CUP”) to Far Away Farms, LLC, (hereinafter “Far Away Farms”).<sup>3</sup> The Supreme Court found that the Board of Zoning Appeals lacked jurisdiction to deny Far Away Farms the CUP and referred the matter back to the Planning Commission with directions to the Planning Commission to approve the CUP.

At an April 22, 2008 meeting of the Planning Commission, APA Casimiro advised the Planning Commission about the recent Supreme Court ruling, and stated that the matter would be returned to the Board of Zoning Appeals for action. Complainant stated that Planning Commission did not hear anything further about the matter for nearly three months.

The Planning Commission had a meeting scheduled for July 22, 2008. Just prior to this meeting, the members were advised that APA Grove, who represented the Board of Zoning Appeals, would attend the meeting and present a memorandum discussing the recent Supreme Court Order regarding Far Away Farms. The President of the Planning Commission asked APA Grove for a copy of the memorandum prior to the July 22, 2008

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<sup>2</sup> APA Grove and APA Casimiro were employed in the “Civil Division” of the Jefferson County Prosecuting Attorney’s office.

<sup>3</sup> See, Far Away Farm, LLC v. Jefferson County Board of Zoning Appeals, et al., 664 S.E.2d 137 (W.Va. 2008).

meeting. Additionally, the Commissioners asked that APA Grove attend the subsequent meeting after they had a chance to discuss the matter. Complainant stated that Respondent denied both of the Planning Commissioners' requests.

At the July 22, 2008 meeting, APA Grove advised the Planning Commission that the Board of Zoning Appeals had filed a petition for rehearing on May 19, 2008, and that the petition for rehearing had been denied on June 11, 2008. The Board of Zoning Appeals had also filed a Joint Motion for Stay of Mandate on June 16, 2008. APA Grove told the Planning Commission that in her opinion, the Supreme Court ruling was illegal in several respects. The Planning Commission was advised that it must immediately approve the Far Away Farms CUP or the Planning Commissioners would individually risk contempt of court and possible incarceration. Complainant stated that APA Grove also advised the Planning Commission that it could direct its attorney, APA Casimiro, to pursue legal action in the Federal Court. The Planning Commission took no action at the July 22, 2008 meeting and placed the matter on the Agenda for its August 12, 2008 meeting. APA Grove assured the Planning Commission that she would attend this next meeting.

However, APA Grove did not attend the August 12, 2008 meeting. APA Casimiro attended the meeting and advised the Planning Commission that if the CUP were not approved, the Prosecuting Attorney would not represent the Planning Commission or any of its members in court. After discussion in executive session, Complainant stated that the Planning Commission, under legal duress, granted the CUP for Far Away Farms, but expressly stated that the Planning Commission was not waiving its right to challenge the Supreme Court ruling and reserved the right to rescind the CUP if the Planning

Commission's challenge was successful. The CUP was approved and signed at the August 26, 2008 meeting of the Planning Commission.

At the September 9, 2008 meeting of the Planning Commission, APA Casimiro presented a draft petition to collaterally attack the Supreme Court's April 17, 2008 ruling. Complainant stated he believed the petition was to be filed in the United States District Court for the Northern District of West Virginia. Complainant stated that APA Casimiro assured the Planning Commissioners that while he would file the petition, he would need the County Commission to approve paying the filing fee. APA Casimiro stated he intended to present his request for payment of the filing fee at the County Commission's September 11, 2008 meeting.

On September 12, 2008, APA Casimiro informed the Planning Commission, via email, that he had been directed by Respondent not to file the petition in the United States District Court. Furthermore, Complainant also alleged that on or about September 12, 2008, Respondent "without discussion or notice, withdrew as counsel to the Planning Commission with regard to the its appeal of the [Supreme Court's order regarding Far Away Farms.]" Complainant asserted that "there is now a question as to whether Respondent was misrepresenting his intentions in order to secure the approval of the [CUP for Far Away Farms.]"

#### **B. Respondent's Response**

Respondent initially stated that the complaint should be dismissed because Complainant has never been represented individually by Respondent. Alternatively, if the complaint was filed on behalf of the Planning Commission, Respondent argued that it should

be dismissed as it appeared that the Commission did not vote to file an ethics complaint. Respondent could not identify any discussion of filing an ethics complaint on any meeting agenda for the Planning Commission. Respondent stated that while the filing an ethics complaint against him was discussed at the September 23, 2008 meeting of the Planning Commission, it was not noted anywhere on the Agenda, in violation of West Virginia open meeting laws, W.Va. Code § 6-9A-1 *et seq*, and the Planning Commission Bylaws.

In response to the allegation raised in the complaint, Respondent stated that the dual roles of the Prosecuting Attorney's Office were created for the purpose of providing separate counsel to the Planning Commission and to the Board of Zoning Appeals, and that this procedure was explained and consented to by Complainant. Respondent maintained that counsel for the Board of Zoning Appeals had no duty to inform the Planning Commission of any legal action contemplated by the Board of Zoning Appeals because the Planning Commission had not been a party to the appeal of the CUP in the underlying matter.

Respondent stated the Supreme Court's ruling was confusing because the Supreme Court had directed the Planning Commission, which had not been a party to the appeal, to issue the CUP to Far Away Farms. Respondent stated that as a result of the confusion, the Office of the Prosecuting Attorney, through APA Grove, filed a Motion for Reconsideration (Petition for Rehearing) on behalf of the Board of Zoning Appeals. The Motion for Reconsideration was denied by the Supreme Court, as was the Request for a Stay of the Mandate pending a ruling on a Petition for a Writ of Certiorari which was filed in the Supreme Court of Appeals for the United States. The Petition for Writ of Certiorari was denied by the United States Supreme Court by Order entered November 18, 2008.



Respondent maintained that the chronology of these events was important for two reasons. First, Respondent argued that at no time were the interests of the Board of Zoning Appeals and Planning Commission adverse. Respondent said that opposition to the Supreme Court ruling was vigorously pursued by counsel for the Board of Zoning Appeals, which was the only party to the proceedings. Second, at the July 22, 2008 meeting, counsel for the Board of Zoning Appeals provided to the Planning Commission a detailed opinion regarding the legal ramifications of the Supreme Court's Order and failure to comply with the same. Respondent said that although APA Grove was counsel for the Board of Zoning Appeals, it was appropriate for her to "provide legal guidance" to the Planning Commission concerning the Supreme Court's Order. Respondent again stated that as both the Planning Commission and the Board of Zoning Appeals were opposed to the issuance of the CUP, their positions were not adverse to each other.

Respondent maintained that Complainant presented no evidence to demonstrate any "factual support" for the allegation that Respondent had a personal interest in the issuance of a CUP for Far Away Farms. Respondent stated that he did not have any relationship with any person having an interest in the issuance of the CUP to Far Away Farm.

Regarding the allegations that he wrongfully declined or terminated the representation of the Planning Commission by the Office of the Prosecuting Attorney, Respondent asserted that the statements made by APA Casimiro at the August 12, 2008 meeting were taken out of context. Respondent stated that neither the July 22, 2008 opinion letter by APA Grove nor the August 12, 2008 memorandum by APA Casimiro stated that the Prosecuting Attorney's Office would withdraw from further representation. Instead, Respondent stated that APA

Grove's letter provided an opinion regarding the Planning Commission's responsibility in the matter, and stated that the Planning Commissioners would be individually liable for any attorney fees, bonds or fines if they did not follow the Supreme Court's directive, were unsuccessful in challenging the directive and were found to have been acting in bad faith. APA Casimiro's memorandum presented a brief statement supporting the July 22, 2008 opinion letter from APA Grove and addressed potential causes of action for a petition to be filed in federal court. Respondent also stated the Prosecuting Attorney's Office did not withdraw from all representation of the Planning Commission. Respondent maintained that the Prosecuting Attorney's Office continues to provide legal representation to the Planning Commission in all matters except those related to Far Away Farm and to this complaint.

Respondent stated he first learned of the Planning Commission's intent to file suit against the individual Justices of the Supreme Court of Appeals of West Virginia on or about September 10, 2008, when he obtained and reviewed a copy of the draft pleading which was attached as Exhibit 6 to this complaint. Respondent stated that the basis of that pleading was a claim for violation of civil rights under 42 U.S.C. § 1983, naming each Justice of the Supreme Court individually. Respondent stated that he researched the issue and concluded that the Planning Commission "could not bring a due process claim and that an injunction could not issue". Respondent said that based on this conclusion, he directed APA Casimiro not to file the lawsuit. Respondent also cited Rule 3.1 of the Rules of Professional Conduct which provides, in part, that "[a] lawyer shall not bring or defend a proceeding, or assert or controvert an issue therein, unless there is a basis for doing so that is not frivolous, which includes a good faith argument for an extension, modification or reversal of existing law...."

On or about September 12, 2008, APA Casimiro sent a brief email to the Planning Commission advising them that they would need to hire outside counsel if they planned to pursue the proposed federal lawsuit. Furthermore, Respondent stated that APA Casimiro offered, in his email, to discuss the matter in person with the Planning Commission at its next meeting but the offer was declined. Respondent stated that the Planning Commission instead opted to file the instant complaint and to express their dissatisfaction with him to the Jefferson County Commission.

Respondent maintained that the decision not to file the federal lawsuit had no adverse effect on the interests of the Planning Commission. Respondent said there was a two year statute of limitations governing the filing of a civil rights claim and, because the Order was issued on April 17, 2008, the statute had not yet run. Further, the County Commission had subsequently approved the hiring of outside counsel to provide a legal opinion to the Planning Commission concerning the proposed litigation. Respondent maintained that, under the Rules of Professional Conduct, an attorney can decline or terminate representation if the client insists on pursuing an objective the attorney considers repugnant or imprudent.

### **C. Complainant's Reply**

Complainant stated that public records demonstrate he had standing to file the ethics complaint, that he did so "in discharge of his duties as President of the Planning Commission," and that the complaint was an official action of the Planning Commission. Complainant also stated his reply was "submitted on behalf of and at the direction of the Jefferson County Planning Commission."

Complainant stated that when administrative or managerial issues are to be discussed, they are listed as "President's Report or Planning Commission Exchange" on the Agenda. Complainant said that both the Prosecuting Attorney's Office and the Planning Commissioners were notified prior to the September 23, 2008 meeting of the specific text of matters to be considered at the upcoming meeting. Complainant also stated that APA Casimiro was a "full participant" in the proceedings, and at no time did he advise the Planning Commission about possible violations of the open meetings laws. Complainant maintained that all actions taken by the Planning Commission were discussed in open session as required by statute and in accordance with Advisory Opinion No. 2006-09 issued on September 7, 2006, by the West Virginia Ethics Commission Committee on Open Governmental Meetings.

Complainant reiterated the allegations from the original complaint and stated he believed it was ironic that the response to the complaint provided the first explanation the Planning Commission received for Respondent's decision to terminate the representation. Complainant stated that the "essence of the Planning Commission complaint is that the client deserves legal analysis and interpretation from his attorney."

Complainant also disputed Respondent's assertion that the Planning Commission was fully apprised of the litigation involving the Board of Zoning Appeals and the April 17, 2008 Supreme Court decision. Complainant maintained that the Planning Commission did not receive notice of the Supreme Court's decision until July 22, 2008. Complainant also stated that the Planning Commission's intention was to follow APA Casimiro's legal strategy and pursue legal action to challenge the Supreme Court's Order. Complainant stated that APA

Casimiro declined the Planning Commission's requests to explain Respondent's decision to terminate the representation. Complainant maintained that the Planning Commission was always interested in receiving an explanation. Finally, Complainant stated that "[i]t is unacceptable to have this Planning Commission policy decision overridden without explanation. It is doubly unacceptable to have efforts to receive such an explanation rebuffed."

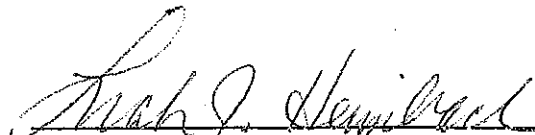
### **REASON CLOSED**

The positions of the parties in this matter are in sharp dispute. Respondent, as the then Prosecuting Attorney of Jefferson County, was the statutory representative of the County Commission and the Board of Zoning Appeals, and therefore cannot act adversely to those bodies. However, it appears that in the matter involving Far Away Farms a conflict of interest arose out of the Prosecuting Attorney's representation of both entities. Regardless of Respondent's statutory responsibility to both entities, the Rules of Professional Conduct regarding conflicts of interest were created for many reasons, one of which is to preserve the duty of loyalty of a lawyer to a client which is an essential element in the relationship and it appears that the attorney-client relationship between the Office of the Prosecuting Attorney and the Jefferson County Planning Commission suffered during the Far Away Farm matter.

Furthermore, lack of communication and lack of diligence are by far the most frequently made complaints against lawyers by clients and it is clear that Complainant was dissatisfied with the handling of the Far Away Farm CUP matters and the notice and advice provided to the Planning Commission. After careful review of the evidence, but also mindful that neither Complainant nor Respondent remain in their elected offices, the Lawyer

Disciplinary Board concludes that the evidence is insufficient to establish that Respondent violated the Rules of Professional Conduct. In this forum, a violation of the Rules of Professional Conduct must ultimately be proven by clear and convincing evidence and that burden cannot be met in this matter. Nonetheless, it would have been a better practice for Respondent to have taken steps to ensure that Complainant and the Planning Commission were aware of the situation involving Far Way Farms and the potential conflict between the two governmental bodies should have been recognized in a more timely manner. Furthermore, it appears that the handling of the disengagement of the Office of the Prosecuting Attorney from the representation of the Planning Commission could have been handled in a more direct and efficient manner. As no further action on this complaint is warranted, the matter is closed.

**CLOSING ORDERED** on the 30<sup>th</sup> day of October, 2010 and **ENTERED** this 3rd day of November, 2010.

  
**Leah J. Heimbach, Chairperson**  
Investigative Panel  
Lawyer Disciplinary Board

S. Groh

**IN THE CIRCUIT COURT OF JEFFERSON COUNTY, WEST VIRGINIA**

**DR. JAMES GIBSON AND  
BARBARA GIBSON,  
Plaintiffs,**

**v.**

**Civil Action No. 09-C-364**

**RECEIVED  
JAN 03 2011  
JEFFERSON COUNTY  
CIRCUIT COURT**

**THE JEFFERSON COUNTY  
PLANNING COMMISSION  
A Public Body,  
Defendant.**

**ORDER**

THIS MATTER came on this 8<sup>th</sup> day of December, 2010, upon the papers and proceedings formerly read and had herein; upon the appearance of Barbara Gibson, Plaintiff, in person and by J. Michael Cassell; upon the appearance of Steven Groh, Assistant Prosecutor on behalf of the Planning Commission.

The Court convened this hearing as a Status and Scheduling Conference. It appearing to the Court that there is now pending a Motion to Dismiss filed by the Defendant and it further appearing that the parties have filed their Briefs in support of and in opposition to the Motion to Dismiss.

Plaintiff requested that the Court consider the Motion to Dismiss based upon the Briefs of the parties and counsel for the Defendant did not object. It appearing that both the Plaintiff and Defendant requested that the Court defer the scheduling of a Trial and other Pre-Trial matters to allow the parties to have an opportunity to resolve this matter by negotiation in the event the Motion to Dismiss is denied. Accordingly it is hereby



ADJUDGED and ORDERED that the Plaintiff has an opportunity to file a Proposed Order within thirty (30) days or on or before January 8, 2011 and the Defendant may review Plaintiff's Proposed Order and file a Proposed Order within fifteen (15) days after service of Plaintiff's Proposed Order if the Defendant so chooses. Upon receipt of the Proposed Orders of the parties, the Motion to Dismiss will be ripe for a Decision. It is further

ORDERED that the Court will schedule another hearing with the parties in March, 2011 to conduct a Status and Scheduling Conference.

The Clerk shall enter the foregoing as of the day and date first above-written and shall transmit attested copies to all counsel of record. *and the undersigned.*

2415  
M. Cassell

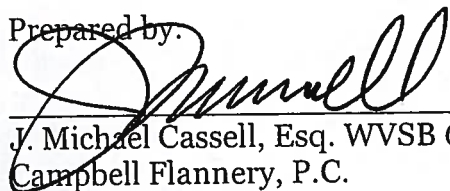
S. Groh

1-4-11 m



Hon. John L. Henning  
Judge of the Circuit Court of  
Jefferson County, West Virginia

Prepared by:




J. Michael Cassell, Esq. WVSB 670  
Campbell Flannery, P.C.  
201 N. George Street, 2nd Floor  
Charles Town, West Virginia 25414  
304-725-5325/telephone  
304-724-8009/facsimile

A TRUE COPY  
ATTEST:

LAURA E. RATTENNI  
CLERK, CIRCUIT COURT  
JEFFERSON COUNTY, W.VA.

BY   
DEPUTY CLERK

Seen and Agreed:

  
Steven Groh, Asst. Prosecutor WVSB 6831  
P. O. Box 729  
Charles Town, West Virginia 25414  
(304) 728-3243/telephone

**JEFFERSON COUNTY, WEST VIRGINIA**  
**Department of Planning & Zoning**  
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**Director's Report**  
**January 11, 2011 DRAFT**  
**Planning Commission meeting**

- 1) Activity Report (attached)
- 2) Update on SPARC Noise Agreement (memo attached)
- 3) Report on Work Plan/Budget Subcommittee Meeting (JM, TT, DH, KB) and set next subcommittee meeting date and time
- 4) Draft Policy: Planning Commission initiated Zoning Text Amendments and Zoning Map amendments (attached)
- 5) Wild Goose Farm letter regarding application of SB 595 provisions (attached)
- 6) Update on Urban Tree Canopy Project
- 7) Update on US 340 Plan
- 8) Recent CC action:
  - a) Zoning Map Update and Zoning Map Policy (1/6/11)
- 9) Upcoming CC agenda items:
  - a) Request to Schedule Evening Meetings in 2011 (1/13/11?)
  - b) Wireless Telecommunications Ordinance Amendment Public Hearing (1/20/11, 7 pm)
  - c) Public Hearing to Amend the County Zoning Map to consider Urban Growth Boundaries for Harper's Ferry and Bolivar (1/27/11, 7 pm)
- 10) Upcoming PC meetings:
  - a) PC Workshop: 1/18/11
    - Distribution and Review of Policy Neutral Zoning Ordinance Amendments
  - b) Regular PC Meeting: 1/25/11
    - Discussion of Next Steps and comments on Blue Ridge Mountain Final Common Vision Document and Engineering Report

- 2<sup>nd</sup> Quarterly Report on Work Plan

c) February/March 2011

- Finalization of Policy Neutral Zoning Ordinance Amendments for Public Hearing
- Finalization of Annual Report, Budget, Work Plan

d) April 2011

- Special 2 hour PC Meeting in April to meet training requirements established by CC including old and new members
- US 340 Kick-off Meeting to be scheduled

## Christine Chalmers

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To: PLANNING COMMISSION  
Subject: FW: WEEKLY CALENDAR

### MONDAY, DECEMBER 27, 2010

INTERN DOUGLAS GRIFFITH – WORK / ALL DAY

### TUESDAY, DECEMBER 28, 2010

INTERN DOUGLAS GRIFFITH – WORK / ALL DAY

### WEDNESDAY, DECEMBER 29, 2010

3:00 pm JENNIE , STEVE & JENNILEE – BZA MEETING

INTERN DOUGLAS GRIFFITH – WORK / ALL DAY

### THURSDAY, DECEMBER 30, 2010

#### NO COUNTY COMMISSION MEETING

11:00 am JENNIE & STEVE / MEETING WITH PAUL RACO & PETER CHAKMAKIAN  
RE: WILD GOOSE FARM

AFTERNOON STAFF MEETING  
JENNIE & STEVE - WEEKLY ZONING MEETING

7:00 pm HOLIDAY RECEPTION AT TOM TRUMBLE'S

INTERN DOUGLAS GRIFFITH – WORK / ALL DAY

FRIDAY, DECEMBER 31, 2010 NEW YEAR'S HOLIDAY – OFFICE CLOSED

## **Christine Chalmers**

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**To:** PLANNING DEPARTMENT  
**Subject:** RE: WEEKLY CALENDAR

### **MONDAY, JANUARY 3, 2011**

10:00 am JENNIE – MEETING WITH TODD FAGAN & TORI

**INTERN DOUGLAS GRIFFITH – WORK / ALL DAY**

### **TUESDAY, JANUARY 4, 2011**

9:00 am JENNIE – MEETING WITH DOUGLAS GRIFFITH (INTERN)  
9:30 am – 10:30 am STAFF MEETING  
1:00 pm – 2:30 pm JENNIE & STEVE – WEEKLY ZONING MEETING  
2:45 pm – 4:00 pm JENNIE & SETH – WEEKLY PLANNING MEETING

**INTERN DOUGLAS GRIFFITH – WORK / ALL DAY**

### **WEDNESDAY, JANUARY 5, 2011**

8:00 am – 9:30 am JENNIE – MONTHLY DEPARTMENT HEAD MEETING  
8:00 am – NOON CHRISTINE – CPR CLASS @ SAM MICHAELS PARK  
10:00 am JENNIE, SETH & JULIE – MEETING / RE: FEES  
4:00 pm - JENNIE, STEVE, SETH & JULIE – PC/CC WORKPLAN / BUDGET

**INTERN DOUGLAS GRIFFITH – WORK / ALL DAY**

### **THURSDAY, JANUARY 6, 2011**

9:00 am - COUNTY COMMISSION MEETING  
10:15 am JENNIE – APPOINTMENT WITH COUNTY COMMISSION  
RE: ZONING MAP AMENDMENT UPDATE

**INTERN DOUGLAS GRIFFITH – WORK / ALL DAY**

### **FRIDAY, JANUARY 7, 2011**

10:00 am JENNIE, STEVE & SETH – MEETING WITH BILL ZALESKI AT HEALTH DEPT.  
AFTERNOON JENNIE, STEVE & SETH – WEEKLY “IRF” UPDATE MEETING

**INTERN DOUGLAS GRIFFITH – WORK / ALL DAY**

## **Christine Chalmers**

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To: PLANNING COMMISSION  
Subject: RE: WEEKLY CALENDAR

### **MONDAY, JANUARY 10, 2011**

10:00 am STEVE & SETH – MEETING WITH KRISTIN RINGSTAFF  
RE: ROCK FERRY  
10:00 am JENNIE & JULIE – MEETING WITH TOM TRUMBLE & MARK SCHIAVONE  
RE: IT ENHANCEMENTS  
1:30 pm JENNIE, SETH & JULIE – US 340 KICK-OFF MEETING WITH PATRICK KIRBY  
LOCATION: SHEPHERDSTOWN LIBRARY  
3:30 pm – 4:30 pm JENNIE & ROGER – MEETING WITH TIM BOYD, B. HUMES, R.ETHIER, J. MAXEY  
RE: BUILDERS WORKSHOP PLANNING SESSION IN ENGINEERING CONF. RM.  
7:00 pm JENNIE – SCHOOL BOARD MEETING

### **TUESDAY, JANUARY 11, 2011**

10:00 am – 11:30 am STAFF MEETING  
1:00 pm – 2:30 pm JENNIE, SETH & AMY – WEEKLY PLANNING MEETING  
2:45 pm – 4:00 pm JENNIE & STEVE – WEEKLY ZONING MEETING

**INTERN DOUGLAS GRIFFITH – WORK / 9:00 am – 4:00 pm**

### **WEDNESDAY, JANUARY 12, 2011**

10:00 am STEVE, SETH & JONATHAN – BETTYE MASON M/S PPC WITH ED JOHNSON

### **THURSDAY, JANUARY 13, 2011**

9:00 am - COUNTY COMMISSION MEETING

**INTERN DOUGLAS GRIFFITH – WORK / 1:00 pm – 4:00 pm**

### **FRIDAY, JANUARY 14, 2011**

9:30 am – 10:30 am JENNIE, STEVE & SETH – WEEKLY “IRF” UPDATE MEETING

**JEFFERSON COUNTY, WEST VIRGINIA**  
**Department of Planning & Zoning**

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**MEMO**

**TO:** Planning Commission Members  
**FROM:** Jennifer M. Brockman, AICP, Director, Planning and Zoning Department  
**DATE:** January 11, 2011  
**RE:** Research related to Public Input into Noise Issues at Summit Point Raceway and Orchards

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Staff research has revealed that the public discussion, which occurred at various Planning Commission meetings, related to noise at Summit Point Raceway and Orchards (as it was then known) was not related to a specific project. Rather, it was related to a discussion of what the property's limitations were in relation to the expansion under the nonconforming provisions of the Zoning Ordinance in effect at that time. The discussion resulted in a text amendment that specified the parameters of their expansion capabilities.

This memo includes a summary of the various discussions that took place at multiple Planning Commission meetings, which occurred from mid-2000 through the adoption of the text amendment in January 2002. Please note that while noise was a primary issue in the discussion that occurred in late 2001, the resulting text amendment did not address noise, other than to require a 200 foot setback from the property line for raceway expansion. The full language of the Zoning Ordinance text, as it relates to the Summit Point Raceway non-conforming use, is as follows:

“Section 4.3      Nonconforming Uses

Any building, structure or premises lawfully existing at the time of the adoption of this ordinance, or lawfully existing at the time that this ordinance is subsequently amended, may continue to be used even though such building, structure, or premises does not conform to use, setbacks or dimensional regulations of the zoning district in which it is located or the regulations of the Development Review System; subject, however to the following provisions:

- (j) The nonconforming use automobile racing facility located on property specifically described as Tax Map 17, Parcels 2, 2.1 and 5 in the Kabletown District is permitted to expand as herein described:
  - (1) The commercial/competitive racing circuit as measured on January 10, 2002, particularly 25,344 linear feet may add an additional 8,870 feet of commercial/competitive raceway surface, in accordance with (and not in addition to) the provisions of Section 4.3 of this Ordinance. The surface shall conform to a required 200 foot setback from all property lines.
  - (2) May add dormitory lodging with food service facilities that do not contain internally lit signs.
  - (3) May add automobile related research and development facilities.
  - (4) May add other automobile related facilities only for vehicles that are used on-site, including, but not limited to warehousing, parts, supplies and service.

[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE JANUARY 10, 2002]”



The following is a summary of the discussions that occurred at the Planning Commission meetings regarding this topic.

Date of Meeting	Discussion Points	Was Noise Discussed?	Action Taken
08/22/00	Peter Chakmakian & Bill Scott expressed the desire to expand the race track in order to become more competitive in the research & development field.	No	PC requested the applicant draft a proposed text amendment to the Zoning Ordinance.
10/24/00	Mr. Chakmakian provided the PC with a draft amendment to the Zoning Ordinance on behalf of Summit Point Raceway & Orchards. He presented 5 alternatives to address this issue.	No	PC will review proposal & then decide on further action if necessary. A public hearing will be advertised if one is to be scheduled.
11/14/00	Paul Raco reminded the PC that the Raceway decision is still pending.	No	PC docketed the item for discussion for their 11/28/00 agenda.
11/28/00	David Turley, president of Citizens Against Raceway Expansion (CARE), provide the PC with a proposed amendment to the Zoning Ordinance. Scott Sudduth, attorney for CARE, provided the PC w/ a written response to the Mr. Chakmakian's proposed amendments.	Yes	None
	Discussion by PC on how to proceed with the proposals submitted by Mr. Chakmakian on behalf of Summit Point Raceway & Orchards.	No	PC voted to follow the Standard Procedures for Consideration of Amendments to the Ordinances Under its Jurisdiction as adopted by the Commission on 11/19/99, beginning with II.A of that process.
01/16/01	Special Meeting of the PC to discuss the text amendment proposals for Summit Point Automotive Raceway. Cam Tabb stated he was elected to be a moderator between the Raceway and CARE. Mr. Chakmakian requested the PC place this item on the 02/13/01 PC meeting. Scott Cane & Peggy Slater requested that the Raceway be required to install a sound barrier to contain noise levels & that they be of a muffler or barrier type.	Yes	PC voted to allow both parties until 02/13/01 to present a mutually agreed upon proposal.
02/13/01	Mr. Chakmakian stated that the Raceway & CARE need an additional 2 weeks to complete the joint proposal.	No	PC appointed a Committee to review the proposed amendments with the condition that they not convene until March to allow the applicants time to complete the proposal.
08/28/01	Summit Point Raceway Committee recommendation.	No	PC voted to accept the proposal & advertise for a public hearing on 10/16/01
09/25/01	Correspondence: Mr. Bockmiller presented his response to a letter received from David Turley of CARE regarding the public hearing process for the Raceway.	No	PC voted to amend the letter to remove a reference that states that the PC may shorten the process as it has been decided by the PC that the full process will be followed in this case since it is the first one since the PC adopted the procedures on 10/12/99.
10/16/01	Special Meeting: Public Hearing on Raceway draft text amendments. Major concerns listed: noise; traffic congestion; use not belonging in a residential neighborhood; fire arms range; restricting night training; property values; distinction between dormitory & hotel; alcohol	Yes	PC voted to place this item on the PC's agenda at a later date for discussion by the PC.

Date of Meeting	Discussion Points	Was Noise Discussed?	Action Taken
	consumption in dormitory; mass manufacturing & concern of school attracting terrorists. Bill Scott offered that 1) noise levels would be kept to 103 decibels at the property lines, 2) no unmuffled engines would be allowed from 7:00 pm until 7:00 am, 3) continued planting of vegetative sound absorbing barriers & 4) prohibition of night shooting.		
11/13/01	Discussion by PC on proposed amendments by the Raceway. The PC felt the primary concern of the public opposed to the proposal was the noise factor.	Yes	PC voted to move forward with the process & schedule the public hearing on the proposed amendments & change the wording of the setback requirement to require a 200 foot setback from all boundary lines for the enlarged track.
11/27/01	Correspondence: Legal advertisement for Summit Point Public Hearing on Zoning amendments.	No	None. Informational.
12/11/01	Public hearing: Mr. Bockmiller stated that after the public hearing the PC could, 1) forward the proposed amendments to the CC, 2) they can amend the proposals & forward the revised amendments to the CC, or 3) they can reject and deny the amendments. Public opposed to the expansion addressed: issue of noise, restricting decibel levels, lack of definitions which favors the race track, increased clientele at the racetrack, unlimited hotel & restaurant facility, broadness of proposed amendments, and lack of definition for automobile related activities. Public in support addressed: noise was not a nuisance, it's the responsibility of the home purchaser to research the area before buying, tracks need to be competitive in the research & development field, decibels are below levels considered to be unsafe, scrutiny of this business in comparison to other businesses desiring to expand, benefits of training facility to law enforcement, military & government personnel, revenue generate for the County, voluntary installation of noise abatement measures, and generosity of owners to County & community.	Yes	PC voted to send the amendment to the CC for adoption.
12/14/01	CC discussed petition filed by the PC to amend the Zoning ordinance.	No	CC voted to revise the amendment to, 1) clarify 35% expansion, 2) clarify tax maps & entity, 3) definition of research & development, 4) definition of dormitory, 5) vehicles on-site
12/21/01	CC discussed changes made to the petition.	No	CC voted on 2 minor text edits.
01/10/02	Raceway text amendment to the Zoning Ordinance went into effect.	No	No action was need from the CC.

From this record, it appears that, in 2002, both the Planning Commission and County Commission determined that the greater setback related to the raceway expansion would assist in minimizing the noise discussed during the text amendment process. While there were promises made by the applicant at public meetings, it does not appear that the Planning Commission has the authority to see that these promises are adhered to, as they are not a part of the adopted Zoning Ordinance.

The County does have a noise ordinance stating that the County Commission declares that “noise levels in excess of 65 decibels (dB), which levels are either intermittent or continuous for a duration of at least thirty minutes, to be a hazard to public health and safety in Jefferson County, West Virginia, exclusive of any municipality therein, and where such noise levels rise to the level of a public nuisance, the same are subject to abatement by the procedures set forth herein.” This ordinance is enforced by the County Sheriff’s Department.

The noise ordinance does, however, provide for the following exceptions, all of which appear to apply to the noise generated by the Summit Point Raceway:

- (8) Sporting events;
- (12) Legal use of firearms including hunting and shooting activities; and
- (13) Activities by the federal, state or local governments.

## Amy Puetz

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**From:** Jennifer Brockman [jbrockman@jeffersoncountywv.org]  
**Sent:** Friday, January 07, 2011 2:02 PM  
**To:** 'Amy Puetz'  
**Subject:** FW: Table of Relative Sound Levels  
**Attachments:** Sound Levels Table.pdf

For packet under SPARC discussion

Jennie Brockman, Director  
Jefferson County Department of Planning and Zoning Office (304) 728-3228

-----Original Message-----

**From:** [kbaty@frontiernet.net](mailto:kbaty@frontiernet.net) [<mailto:kbaty@frontiernet.net>]  
**Sent:** Tuesday, January 04, 2011 1:01 PM  
**To:** Jennifer Brockman  
**Cc:** John Maxey; kelly baty  
**Subject:** Table of Relative Sound Levels

Good day Jennie:

I am attaching a table of relative sound levels that may be of assistance in our consideration of noise pollution in the county, specifically the Summitt Point Raceway issue. Would you please distribute-next we meet on the matter? I regret that the quality of the table is not better, but it should suffice for info. purposes. Thank you.

Best regards,

Kelly

The decibel (dB) table below compares some common sounds and shows how they rank in potential harm to hearing. 70 dB is the point at which noise begins to harm hearing. To the ear, each 10 dB increase seems twice as loud.

Sound Levels and Human Response		
Common sounds	Noise Level [dB]	Effect
Rocket launching pad (no ear protection)	180	Irreversible hearing loss
Carrier deck jet operation Air raid siren	140	Painfully loud
Thunderclap	130	
Jet takeoff (200 ft) Auto horn (3 ft)	120	Maximum vocal effort
Pile driver Rock concert	110	Extremely loud
Garbage truck Firecrackers	100	Very loud
Heavy truck (50 ft) City traffic	90	Very annoying Hearing damage (8 Hrs)
Alarm clock (2 ft) Hair dryer	80	Annoying
Noisy restaurant Freeway traffic Business office	70	Telephone use difficult
Air conditioning unit Conversational speech	60	Intrusive
Light auto traffic (100 ft)	50	Quiet
Living room Bedroom Quiet office	40	
Library Soft whisper (15 ft)	30	Very quiet
Broadcasting studio	20	
	10	Just audible
	0	Hearing begins

Top

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**MEMO**

**TO:** Planning Commission Members  
**FROM:** Jennifer M. Brockman, AICP, Director, Planning and Zoning Department  
Stephen Groh, Assistant Prosecuting Attorney, Civil Division  
**DATE:** January 11, 2011  
**RE:** Draft Policy on Planning Commission initiated Zoning Text Amendments and Zoning Map amendments

**1. Thoughts on Relevant Portion of WV Code 8A (see Appendix A)**

WV Code 8A provides for two primary ways that a locally adopted Zoning Ordinance can be amended. While standard planning considerations differentiate between amendments to the text of the Ordinance and to the zoning map associated with the Ordinance, 8A does not clearly differentiate between “text” and “map” amendments<sup>1</sup> other than the type of notice required.

- a) WV Code 8A-7-8 delineates the process by which the governing body can initiate an amendment. In this circumstance, the governing body (the County Commission) must request input from the planning commission as to whether the proposed amendments are consistent with the comprehensive plan. The County Commission then makes findings either that the proposal is consistent with the comprehensive plan or that “major changes . . . have substantially altered the basic characteristics of the area”.

It is our opinion, major policy-level re-writes or updates to the Zoning Ordinance should best occur in this manner. In typical planning practice, a planning commission that is interested in revising the locally adopted Ordinance would present a list of amendments to consider to the governing body (i.e.: in the form of a work plan) and the governing body would agree to the tasks and refer it back to the planning commission for research, a recommended proposed wording, and recommendations related to the findings required. Most states then require the planning commission to hold its own public hearing prior to sending a final recommendation to the governing body. WV’s law does not speak to the public hearing process associated with a

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<sup>1</sup> In planning parlance a “Text Amendment” is a change in the language of the Ordinance that applies to all similar property county-wide, such as a change in principal permitted uses in a district. A “Map Amendment” is a change that only applies to a specific property, such as changing the zoning designation. While it is conceivable to change the text of the ordinance to only apply to a specific property (one example is the changes to the ordinance related to Summit Point Raceway properties) the availability of the LESA based CUP process and best planning practices make such property-specific “text” changes disfavored.

change initiated by the County Commission but typical planning practice recommends a more thorough public process in preparing a recommendation to the governing body.

§8A-7-8 permits the governing body to make a zoning map amendment which would utilize this same referral process.

We recommend that the Planning Commission process for proposing significant policy-level amendments to the Zoning Ordinance text follow this process. This recommendation is based upon best planning practices and upon deference to the officials elected to make such major policy-level changes to local land use.

Currently we have provided the County Commission with a list of proposed amendments to the Zoning Ordinance that we are working on which includes both the “policy neutral” amendments and the wireless telecommunications ordinance so those can continue to be processed under this scenario.

While the text of §8A could be clearer in some areas, there does not appear to be a practical process by which a citizen can initiate a text amendment other than taking the proposal to the County Commission for them to initiate it. This is because any citizen petition requires “owners 50% or more of the real property” and a text amendment applies county-wide and it is unlikely that 50% of the land owners in the entire county could jointly petition.

- b) WV Code 8A-7-9, outlines the process by which the planning commission or the owners of fifty percent or more of the real property in the area to which to petition relates may formally petition to amend the Ordinance. The Planning Commission may initiate “text” or “map” amendments through the petition process. As discussed above, we believe land owners, as a practical matter, are limited to petition for zoning map amendments only. If landowners submit their petitions to the Planning Commission, the Planning Commission must conduct a public hearing within 60 days. If the Planning Commission is initiating the petition, the petition is to be submitted to the Clerk of the County Commission who is the elected County Clerk and the County Commission must conduct a hearing within 60 days.

While the formal petition process is always open to the Planning Commission, best planning practices and respect for the governing body make it more appropriate for the Planning Commission to avoid the formal petition process for major policy-level proposal. In the case of minor map or text amendments or mere technical corrections the formal petition process is more appropriate as such matters are typically within the main area of concern for a planning commission. However, the Planning Commission may always proceed by making a request to the County Commission to make proposed changes. Given the busy work schedule of the County Commission, especially during certain times of year, allowing the County Commission the flexibility to set hearing dates outside a 60 day deadline would be appropriate.

## **2. Thoughts on Article 12 of the Jefferson County Zoning Ordinance (see Appendix B)**

Article 12 of the Jefferson County Zoning Ordinance contains similar confusion as to the difference in the processes between a landowner submitting a map amendment, the Planning Commission initiating a map amendment, and the development of various text amendments. While the Article is entitled “Map and Text Amendments”, it has no specific provisions for text amendments. Staff recommends initiating an amendment to Article 12 that clarifies that 12.3(a) is the procedure for a map amendment by a landowner, with the petition containing the information currently listed under (b) submitted to the Planning Commission; create a new (b) that details a similar process for



Planning Commission initiated map amendments, with the petition submitted to the County Commission and County Clerk. Additionally, staff recommends creating a new section 12.4 that details the process for a text amendment initiated by a citizen or the Planning Commission consistent with WV Code 8A-7-8. Discussion should occur as to whether this could be processed as a part of the current “policy neutral” amendments process.

### **3. Next Steps**

Following Planning Commission comments and legal review, staff recommends that Article 12 be amended to include any decisions regarding clearly delineating the process for amending the Zoning Map or Zoning Ordinance text and included in upcoming public workshops or hearings for consideration in the current round of Zoning Ordinance amendments. A first draft of these amendments for discussion purposes only can be found in Appendix C.

**APPENDIX A**  
**West Virginia State Code Requirements**

Relevant Sections of West Virginia State Code, Chapter 8A are as follows:

**§8A-7-8. Amendments to the zoning ordinance by the governing body.**

(a) Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body, with the advice of the planning commission, must find that there have been major changes of an economic, physical or social nature within the area involved which was not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.

(b) When a proposed amendment to the zoning ordinance involves a change in the zoning map classification of any parcel of land, or a change to the applicable zoning ordinance text regulations that changes the allowed dwelling unit density of any parcel of land, the governing body shall, at least thirty days prior to the enactment of the proposed amendment if there is not an election, or at least thirty days prior to an election on the proposed amendment to the zoning ordinance:

- (1) Give written notice by certified mail to the landowner(s) whose property is directly involved in the proposed amendment to the zoning ordinance; and
- (2) Publish notice of the proposed amendment to the zoning ordinance in a local newspaper of general circulation in the area affected by the zoning ordinance, as a Class II-0 legal advertisement, in accordance with the provisions of article three, chapter fifty-nine of this code.

**§8A-7-9. Amendments to the zoning ordinance by petition.**

(a) After the enactment of the zoning ordinance, the planning commission or the owners of fifty percent or more of the real property in the area to which the petition relates may petition to amend the zoning ordinance. The petition must be signed and be presented to the planning commission or the clerk of the governing body.

(b) Within sixty days after a petition to amend the zoning ordinance is received by the planning commission or the governing body, then the planning commission or the governing body must hold a public hearing after giving public notice. The public notice of the date, time and place of the public hearing must be published in a local newspaper of general circulation in the area affected by the proposed zoning ordinance, as a Class I legal advertisement, in accordance with the provisions of article three, chapter fifty-nine of this code, at least fifteen days prior to the public hearing.

(c) If the petition to amend the zoning ordinance is from the owners of fifty percent or more of the real property in the area, then before amending the zoning ordinance, the governing body with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body with the advice of the planning commission, must find that there have been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.

**APPENDIX B**  
**Jefferson County Zoning Ordinance Requirements**

The Jefferson County Zoning Ordinance currently states:

**ARTICLE 12. MAP AND TEXT AMENDMENTS**

**Section 12.1 Purpose**

- a) These regulations, restrictions, provisions, and the boundaries of districts provided herein may from time to time be amended, modified, or repealed by the County Commission. Any person, individual, board, commission or bureau of the County may petition the County Commission for such change.
- b) The County Commission shall refer any amendment or alteration of this Ordinance to the Planning and Zoning Commission for analysis, study, report, and recommendations.

**Section 12.2 Procedure for Amendment by Governing Body**

- a) After the enactment of the zoning ordinance, the governing body of the County may amend the zoning ordinance without holding an election.
- b) Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan.

**Section 12.3 Procedure for Amendment by Petition**

- a) The procedure for amendment shall be as dictated in §8A-1-1 et seq of the West Virginia State Code, as amended.
- b) Petitions to the County Commission for an amendment must contain the following information:
  - 1. Substantiation for the request
  - 2. Tax District, Map and Parcel number
  - 3. Deed Book reference
  - 4. Plat or sketch pursuant to Section 7.4 (b)
  - 5. Tract size
  - 6. Discussion on:
    - a. Comprehensive Plan compatibility of the proposed change.
    - b. Any change of transportation characteristics and neighborhood from when the original ordinance was adopted

**APPENDIX C**  
**Proposed Revisions to Jefferson County Zoning Ordinance Article 12**

The following is a proposed draft amendment to Jefferson County Zoning Ordinance Article 12:

**ARTICLE 12. MAP AND TEXT AMENDMENTS**

**Section 12.1 Purpose**

- a) These regulations, restrictions, provisions, and the boundaries of districts provided herein may from time to time be amended, modified, or repealed by the County Commission. Any person, individual, board, commission or bureau of the County may petition the County Commission for such change.
- b) The County Commission shall refer any amendment or alteration of this Ordinance to the Planning ~~and Zoning~~ Commission for analysis, study, report, and recommendations.

**Section 12.2 Procedure for Amendment by ~~Governing Body~~County Commission**

- a) After the enactment of the zoning ordinance, including both text and map, the governing body of the County may amend the zoning ordinance without holding an election.
- b) Before amending the zoning ordinance text or map, the governing body, with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan.

**Section 12.3 Procedure for ~~Map~~ Amendment by Petition**

- a) The procedure for processing a map amendment initiated by the owners of fifty percent or more of the real property in the area to which the petition relates shall be as dictated in §8A--~~74-19~~ et seq of the West Virginia State Code, as amended.
- ~~b)~~ Petitions for a map amendment initiated by landowners shall be submitted to the ~~Planning~~County Commission and shall for an amendment must contain the following information:
  - 1. Substantiation for the request
  - 2. Tax District, Map and Parcel number
  - 3. Deed Book reference
  - 4. Plat or sketch pursuant to Section 7.4 (b)
  - 5. Tract size
  - 6. Discussion on:
    - a. Comprehensive Plan compatibility of the proposed change.
    - b. Any change of transportation characteristics and neighborhood from when the original ordinance was adopted.

Planning Commission is required to set a public hearing on the proposed Zoning Map amendment within 60 days of the date upon which the petition is presented to the Planning Commission at a Planning Commission meeting. The petition and related fees must be submitted to the office for placement on a Planning Commission agenda at least three (3) weeks prior to the meeting date.

- ~~b)~~ The procedure for processing a formal map amendment petition initiated by the Planning Commission shall be as dictated in §8A-7-9 et seq of the West Virginia State Code, as amended.

Petitions for a map amendment initiated by the Planning Commission shall be presented to the County Commission and submitted to the County Clerk for recordation on the same date. Such petitions a map amendment shall be clearly labeled as "§8A-7-9 Petition" in the heading and contain the following information:

1. Substantiation for the request
2. Tax District, Map and Parcel number
3. Deed Book reference
4. Plat or sketch pursuant to Section 7.4 (b)
5. Tract size
6. Discussion on:
  - a. Comprehensive Plan compatibility of the proposed change.
  - b. Any change of transportation characteristics and neighborhood from when the original ordinance was adopted

Note that the County Commission is required to set a public hearing on the proposed Zoning Map amendment within 60 days of the date upon which the petition is presented to the County Commission at a County Commission meeting. The petition and related agenda request form must be submitted to the County Commission office for placement on a County Commission agenda at least one (1) week prior to the meeting date or in accordance with the agenda request procedure of the County Commission.

The Planning Commission may opt to proceed by informal written request for action to the County Commission by submitting to the County Commission by submitting the same information required above styled as a "Request for Action." rather than as a "Petition."

#### **Section 12.4 Procedure for Initiating a Zoning Ordinance Text Amendment**

- a) The procedure for processing a Zoning Ordinance text amendment initiated by any person, individual, board, commission or bureau of the County of Jefferson County shall be by a written request to the County Commission at a regular meeting. Such request shall also be submitted to the County Clerk prior to being presented to the County Commission.

Any request for a text amendment shall include the proposed text in context with the adopted Zoning Ordinance text and shall include a statement as to why such proposal is consistent with the adopted Comprehensive Plan.

The County Commission may refer such to the Planning Commission, Historical Landmarks Commission or other appropriate body for comment.

- b) The procedure for processing a formal text amendment petition initiated by the Planning Commission shall be as dictated in §8A-7-9 et seq of the West Virginia State Code, as amended.

Petitions for a text amendment initiated by the Planning Commission shall be presented to the County Commission and submitted to the County Clerk for filing on the same date. Such petitions a text amendment shall be clearly labeled as "§8A-7-9 Petition" in the heading and contain the following information:

1. Substantiation for the request;
2. Notation that said text amendment applies county-wide;
3. Discussion on why such proposal is consistent with the adopted Comprehensive Plan.

County Commission is required to set a public hearing on the proposed Zoning Text amendment within 60 days of the date upon which the petition is presented to the County Commission at a County Commission meeting. The petition and related agenda request form must be submitted to the County Commission office for placement on a County Commission agenda at least one (1) week prior to the meeting date or in accordance with the agenda request procedure of the County Commission.

The Planning Commission may opt to proceed by informal written request for action to the County Commission by submitting the same information required above styled as a "Request for Action." rather than as a "Petition."

DRAFT

**JEFFERSON COUNTY, WEST VIRGINIA**  
**Department of Planning**

116 East Washington Street, 2<sup>nd</sup> Floor  
P.O. Box 338  
Charles Town, West Virginia 25414

Email: [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

Phone: (304) 728-3228  
Fax: (304) 728-8126

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January 3, 2011

Mr. Christopher Schultz  
Wild Goose Farm, LLC  
767 E Washington Street  
Charles Town, West Virginia 25414

Dear Mr. Schultz,

Thank you for meeting with us last week and updating us on the status of the development known as Wild Goose Farm. As we discussed, on March 11, 2010, a change to WV Code Chapter 8A, Article 4 occurred through the passage of Senate Bill No. 595. The changes to Chapter 8A read as follows:

**“§8A-4-2. Contents of subdivision and land development ordinance**

c) All requirements, for the vesting of property rights contained in an ordinance enacted pursuant to this section that require the performance of any action within a certain time period for any subdivision or land development plan or plat valid under West Virginia law and outstanding as of January 1, 2010, shall be extended until July 1, 2012, or longer as agreed to by the municipality, county commission or planning commission. The provisions of this subsection also apply to any requirement that a use authorized pursuant to a special exception, special use permit, conditional use permit or other agreement or zoning action be terminated or ended by a certain date or within a certain number of years.”

**“§8A-5-12. Vested property right.**

(f) Any subdivision or land development plan or plat, whether recorded or not yet recorded, valid under West Virginia law and outstanding as of January 1, 2010, shall remain valid until July 1, 2012, or such later date provided for by the terms of the planning commission or county commission's local ordinance or for a longer period as agreed to by the planning commission or county commission. Any other plan or permit associated with the subdivision or land development plan or plat shall also be extended for the same time period. *Provided, That* the land development plan or plat has received at least preliminary approval by the planning commission or county commission by March 1, 2010.”

After reviewing the Jefferson County Ordinances and files, I have determined, based upon previous action taken by the Jefferson County Planning Commission regarding developments



that had already received the first review of their Preliminary Plat, that this provision does apply to your project known as Wild Goose Farm (PC file# 08-18). Your Preliminary Plat is considered "approved with conditions" as noted on the first review comments. Please note that the Final Plat Public Hearing for Wild Goose Farm must take place by July 1, 2012.

If you have any questions, please feel free to contact the Departments of Planning and Zoning at the (304) 728-3228 or e-mail us at [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org).

Sincerely,

Jennifer M. Brockman, AICP  
Director, Planning and Zoning

cc: Paul Raco  
Peter Chakmakian

## Amy Puetz

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**From:** Jennifer Brockman [jbrockman@jeffersoncountywv.org]  
**Sent:** Wednesday, January 05, 2011 2:33 PM  
**To:** 'Amy Puetz'  
**Subject:** FW: Notes from 1/4/10 JCPSD Meeting

For the 1/11/11 pc pkt

Jennie Brockman, Director  
Jefferson County Department of Planning and Zoning  
Office (304) 728-3228

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**From:** [Daniel\\_Hayes@URSCorp.com](mailto:Daniel_Hayes@URSCorp.com) [mailto:[Daniel\\_Hayes@URSCorp.com](mailto:Daniel_Hayes@URSCorp.com)]  
**Sent:** Wednesday, January 05, 2011 1:32 PM  
**To:** Jennifer Brockman  
**Cc:** Susanne Lawton  
**Subject:** Notes from 1/4/10 JCPSD Meeting

Jennie

Please have this inserted into the 1/13/10 Planning Commission package.

--- As soon as the JCPSD has 80% of our easements and PSC approval of a "Certificate of Need and Convenience", they will advertise for bids for the Flowing Springs Wastewater Treatment Plant (FSWWTP). After about 10 days there will be a mandatory prebid meeting with all the contractors who wish to bid, where the District will go over the plans and entire project, answer questions and talk about any issues that they may bring up. Bids will be due 30 days (about) after advertised and will be opened at the district office. They hope to have everything in place by the end of January.

--- JCPSD board is concerned about the lack of assistance for early compliers in the draft version of Sen. Snyder's Chesapeake Bay Funding Legislation. As currently constituted, this legislation would provide no assistance to the utilities that are moving forward with construction; to include the PSD, Charles Town and Shepherdstown. They will be drafting a letter to Sen Snyder, the County Commission and the Development Authority with their concerns. The have authorized PSD counsel James Kelsh to lobby for the legislation with appropriate revisions.

--- BCPSSD currently serves Paynes Ford Acres, Priestfield and Quail Ridge in Jefferson County. It was suggested the PC review the implications to county planning objectives and the upcoming Comprehensive Plan considering that BCPSSD and BCPSWD may provide mainline extensions into Jefferson County when they have infrastructure in the immediate vicinity.

--- JCPSD received their first notification from the PC under the new Concept Plan requirements, Paynes Ford Acres. They are pleased to be given such notifications, but would also suggest the PC require an approval letter from the affected utility prior to Site Plan/Preliminary Plat approval.

Daniel B. Hayes, PE  
Principal Civil Engineer

URS Corporation  
Gaithersburg MD  
Phone (301) 721-2225

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