

SPECIAL SESSION:

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

At a Special Session of the County Commission of said County and State continued and held at County Commission meeting room in the Old Charles Town Library located at 200 E. Washington Street, Charles Town, WV 25414 on January 21, 2016 at 7:00 pm (An audio file of the January 21, 2016 meeting is available through the Jefferson County Commission Office.)

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

**RE: Public Hearing – Recommendation from the Planning Commission to the County Commission to amend various sections of the Zoning and Land Development Ordinance (File #ZTA 15-02) and the Subdivision and Land Development Regulations (File #STA-15-04) regarding permitting Campgrounds in certain Rural and Commercial zoning districts**

Commissioner Noland called the meeting to order at 7:02 pm, and stated those who wished to make public comment would be allotted five minutes. Ms. Noland also reminded the audience that the Commission was not allowed to respond to comments or answer questions during the public hearing. Jennie Brockman provided the Commission and the audience with a timeline and summary of the amendments drafted by the campground committee. Ms. Noland then opened the floor for public comment. Comments were provided by the following:

Steven Shea, resident – requested the Commission reexamine setback distances and also possibly add language to prevent trespassing on adjoining residential properties.

Doug Rockwell, resident – requested the Commission put a limit to the number of camping units per campsite to prevent overcrowding. Mr. Rockwell also expressed concerns regarding setbacks, buffers, and recreational vehicles on unmarked roads.

Bob Aitcheson, resident – also expressed concerns regarding setbacks, stating 20 feet was far too close for comfort. Mr. Aitcheson also questioned the connections and motivations of some of the members of the Board of Zoning Appeals, the Planning Commission, and the County Commission in regards to the proposed amendments.

Stan Carroll, resident – expressed concerns regarding setbacks and the integrity of the Shenandoah River, questioning the means of disposal of human and solid waste. Mr. Carroll also stated he did not believe access roads could handle the potential traffic increase due to the campgrounds.

Randy Creller, resident – expressed concerns that the proposed amendments to the campground ordinance would allow housing for migrant or illegal workers. Mr. Creller also stated he believed

the Commission needed to consult with the Health Department regarding the requirements for sanitation, bathhouses, and restrooms for campsites.

Neal Nilsen, resident – expressed concerns that the quality of living in Jefferson County may diminish due to an increase in rural campgrounds.

Ted Schiltz, resident and member of the Jefferson County Board of Zoning Appeals – stated he believed campsites should not be permitted in rural areas. Also expressed frustration that the Planning Commission seemed to have completely changed the original campground ordinance as developed by the Campground Committee.

Janice Shiltz, resident – stated that campgrounds are not compatible with rural residential areas due to potential problems with noise, light, and pollution.

Jessica Getman, General Manager of Harpers Ferry KOA – spoke in support of the campground amendments, but asked the Commission to reexamine the annual stay limit, road requirements, and sanitation standards.

Peter Fricke, resident and member of the Jefferson County Planning Commission – expressed frustration regarding the changes made by the Planning Commission to the original campground ordinance which was intended to protect property owners and enhance the experience of the campers.

Douglas Stroop, resident – stated local roads near the river are not suitable for RV traffic, particularly concerning safety and EMS vehicles. Mr. Stroop also expressed concerns regarding the integrity of the river's health should there be an influx of campers.

Joyce Dailey, resident – expressed concerns regarding the 20 foot setback, stating this number needs to be changed back to the originally proposed 200 feet.

Mark Dyck, resident – spoke in support of the campground ordinance, stating the County needed more recreational areas and points of access to the river for both residents and tourists.

Jeanne Morton, resident – requested the Commission not make any quick decisions regarding the campground ordinance and asked the Commission to consider the impact their decision may have on future generations.

Matt Knott, resident and owner of River Riders – spoke in support of the campground ordinance stating potential campgrounds would provide additional tourism revenue to the County.

Matt Zenkovich, resident – expressed concerns regarding the proposed 20 foot setback and questioned why the Planning Commission would go against the citizens' committee recommendation.

There being no further comments, Commissioner Noland thanked the participants and stated the record would remain open for two weeks to allow time for written comments.

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PATRICIA A. NOLAND, PRESIDENT

Respectfully submitted  
Jessica D. Carroll  
Executive Administrative Assistant