



AGENDA
Jefferson County Planning Commission
Tuesday, July 23, 2013

Planning Commission meetings are held in the Old Charles Town Library Meeting Room located at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 p.m.

All Citizens that desire to speak must sign-in prior to the Agenda Item being addressed.

1. Citizen Communications: If you wish to comment, **please sign-in to speak for issues that are not on the agenda or items that are not open for public comment.** Items not open for public comment will be so noted.
2. Public Hearing: Request by applicant US Coast Guard (FILE #PCW13-04, -05, and -06) to be represented by Gordon and Associates for a waiver from the following sections of the Jefferson County Subdivision and Land Development Regulations:
 - a) **PCW13-04:** Appendix B, Section 2.5.N: Request for a reduction in parking stall depth from 20 feet to 18 feet.
 - b) **PCW13-05:** Appendix B, Section 2.3.B.1: The applicant is requesting a waiver to allow for a second entrance off of Wiltshire Road.
 - c) **PCW13-06:** Section 20.102.B: The applicant is requesting a waiver to allow for commencement of early grading and foundation work, prior to the approval of the site plan.

All files are made available for public review Monday through Friday, 9:00 a.m. to 5:00 p.m. (excluding Holidays). The Planning Commission welcomes written comments at any time. Submitting a document no later than the Thursday before a scheduled meeting will provide the Commission an advanced opportunity to review your comments prior to the meeting. Please note that documentation and exhibits submitted at a Planning Commission meeting are retained as part of the official record.

Feel free to submit your comments to any of the addresses below:

Physical Address: 116 E. Washington St., Charles Town, West Virginia 25414

Mailing Address: P.O. Box 338, Charles Town, West Virginia 25414

Email Address: planningdepartment@jeffersoncountywv.org

Fax Number: 304-728-8126

Any party desiring a transcript of these proceedings will be responsible for providing a competent stenographer at their own expense. Minutes, video and/or audio recordings of past meetings, the Jefferson County Subdivision Regulations, Zoning Ordinance and Comprehensive Plan, as well as any working proposed amendments are located on our website at www.jeffersoncountywv.org. Minutes and audio recordings of older meetings that are not on the County's website are available for review in the office.

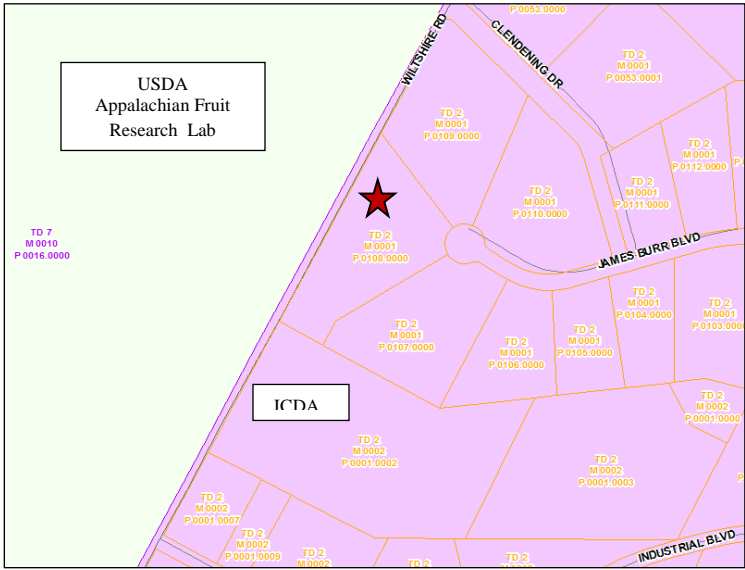
This information is
Tab #2 in your binder.

Staff Report
Jefferson County Planning Commission Meeting
July 23, 2013

US Coast Guard File # PCW 13-04, -05, and -06

Agenda Item #2: Request by the US Coast Guard (FILE # PCW 13-04, -05, and -06), to be represented by Gordon and Associates, for a waiver from the following sections of the Jefferson County Subdivision and Land Development Regulations:

- a) **PCW13-04:** Appendix B, Section 2.5N. The applicant is requesting a waiver to allow for a reduction in parking stall depth from 20 feet to 18 feet.
- b) **PCW13-05:** Appendix B, Section 2.3.B.1. The applicant is requesting a waiver to allow for a second entrance off of Wiltshire Road.
- c) **PCW13-06:** Section 20.102.B. The applicant is requesting a waiver to allow for commencement of early grading and foundation work, prior to the approval of the site plan.

APPLICANT:	ARC-FD JV, LLC c/o Arcland Property Co. (US Coast Guard)
OWNER:	Jefferson County Development Authority
DEVELOPER:	Jefferson County Development Authority
SURVEYOR/ENGINEER:	Gordon and Associates
PROPERTY LOCATION:	Burr Business Park / James Burr Industrial Boulevard. Lot #8
LEGAL DESCRIPTION:	District: Charles Town (02); Map: 1; Parcel: 108 
ZONING DISTRICT:	Industrial - Commercial
SURROUNDING PROPERTIES:	2011 Zoning Map Designation North: R and I/C East: I/C South: I/C West: I/C and R
LOT AREA:	5.05 Acres
PROPOSED ACTIVITY:	Construction of a 40,000 sq. ft. office building.

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July 23, 2013

Background

The US Coast Guard is proposing to build an office building that is approximately 40,000 square feet in the Burr Business Park.

The Request

Applicant's stated reason for the waivers from the Jefferson County Subdivision and Land Development Regulations per Sections:

- a) Appendix B, Section 2.5N. The applicant is requesting a waiver to allow for a reduction in parking stall depth.
 - This section of the Subdivision Regulations requires a parking stall depth of 20 feet. The applicant is requesting a reduction from 20 feet to 18 feet.
 - The applicant has stated the requested waiver will reduce the negative impact on the environment through a reduction in impervious area.
- b) Appendix B, Section 2.3.B.1. The applicant is requesting a waiver to allow for a second entrance.
 - This section of the Subdivision Regulations states: "Generally, individual lots within a subdivision shall not have direct access to public roads unless approved by the Planning Commission."
 - The applicant is required, by their lease, to include two points of access in their site plans. The first access point will meet the requirement, that all lots front an existing internal subdivision road, by utilizing the existing cul-de-sac. The second access point is requested to be an entrance off of Wiltshire Road, which is a state road.
- c) Section 20.102.B. The applicant is requesting a waiver from having the site plan approved prior to starting the grading and foundation in anticipation of subsequent procedural and document approvals.

Waiver Criteria

The following criteria, as outlined in Section 24.300 of the amended 2008 Subdivision Regulations, have to be met in order to have a waiver granted.

The waiver criteria for Appendix B, Section 2.5N, to allow for a reduction in parking stall depth from 20 feet to 18 feet (PCW13-04) and Appendix B, Section 2.3.B.1 to allow for a second entrance off of Wiltshire Road (PCW 13-05) will be discussed below. However, the waiver request from Section 20.102.B (PCW 13-06) is different from most other waiver requests. The applicant is not requesting a waiver from any standards or procedures in this request. The applicant is planning to meet all standards and processes, as required in the Zoning Ordinance and Subdivision Regulations. The request is to split the grading and foundation approval and bonding, from the remainder of the site plan approval and bonding. In the current Ordinance and Regulations, the applicant is required to have an approved site plan before any site grading can occur.

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Jefferson County Planning Commission Meeting
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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.

PCW13-04 and PCW13-05: Neither the parking area nor the entrance will be maintained by the County and will not result any in cost to the County. Since no open space or parkland is required in this site plan, the waiver criteria have been satisfied in that it does not apply to the particular waivers requested.

The waiver, if granted, will not adversely affect the public health, safety or welfare or the rights of adjacent property owners or residents.

PCW13-04: The reduction in parking lot stall depth will not affect the public health, safety or welfare or the rights of adjacent property owners or residents.

PCW13-05: While limiting the number of direct accesses to a state road by providing internal subdivision roads to combine the lot access points is a standard to increase the public safety on the state roads, the Subdivision Regulations provide for a review of a particular situation by the Planning Commission to allow direct access to the state road. Wiltshire Road in this area is fairly level and not sight distance problems should be required by this request. Additionally, the proposed secondary access to Wiltshire Road would be required to be constructed to the standards found in the Subdivision Regulations and any requirements that the WVDOH may have for the entrance. In light of these points, the public health, safety or welfare or the rights of adjacent property owners or residents should not be negatively affected by this request.

The waiver, if granted, will be in keeping with the intent and purpose of these Regulations.

PCW13-04: The reduction in the size of the parking space will result in a reduction in the impervious area which results in a decreased amount of stormwater runoff. The applicant is proposing to exceed the minimum required number of parking spaces for this type of use. As this is an office setting, it is not anticipated that oversized vehicles will be utilizing these spaces on a routine basis and therefore, this request meets the intent and purpose of the Subdivision Regulations.

PCW13-05: The second access is permissible onto the state road (Wiltshire Road), only if the Planning Commission determines it to be reasonable to the site layout. Further, such access can only be permitted if the WVDOH approves the entrance.

The purpose of a single access is to limit the intent of the number of accesses onto state roads to allow for the free movement of traffic. However, this is a secondary access to the site and as such would diffuse the amount of traffic onto multiple entrances and meets the intent and purpose of the Subdivision Regulations.

The waiver, if granted, will result in a project of better quality and/or character.

PCW13-04: The waiver reducing the size of the parking space will result in a reduction in the impervious area which results in a decreased amount of stormwater runoff. As this is an office setting, it is not anticipated that oversized vehicles will be utilizing these spaces on a routine basis. As a result,

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this reduction in parking space size, for this proposed use, will not decrease the quality of the project and as such the waiver criteria has been satisfied.

PCW13-05: Due to the nature of the federal office proposed to be located on this site, a secondary access serves a greater public safety role which meets their specific mission responsibilities. The waiver allowing a second access on to a state road in this location will not decrease the quality of the project and as such the waiver criteria has been satisfied.

Staff Recommendation

Each waiver recommendation will be addressed on its own merits below. Please note that a separate motion is required for each waiver request.

PCW13-06: Section 20.102.B

Staff recommends approval of the early grading and foundation permit. It is understood that the applicant shall assume the risk that during site plan review, a change could occur which would affect the grading and/or foundation work that was previously completed. A bond would be required for any work related to the rough grading and foundation that would allow the property to be restored to original condition if the site plan is not approved or is not completed.

PCW13-04: Appendix B, Section 2.5N

Staff recommends approval of the reduction in parking stall depth from 20 feet to 18 feet.

PCW13-05: Appendix B, Section 2.3.B.1

Staff recommends approval of the second entrance off of Wiltshire Road. The entrance with road frontage utilizing the cul-de-sac will meet the requirement that all lots front an existing internal subdivision road. While Staff supports the secondary entrance off of Wiltshire Road, staff urges caution that not all sites are conducive to having a secondary access point onto a state road.

Engineering Report

US Coast Guard Waiver for Early Grading 07/23/2013

Request:

Jefferson County Development Authority is requesting a waiver from the JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (2008), Major Site Plan Concept Plan - Submission and Completeness Review, Section 20.102.B, which states:

“Approval Required. Before development of the land is commenced, subdivision plats and site plans must be approved by the Planning Commission, recorded, and surety posted for required improvements in accordance with these Regulations and the Comprehensive Plan.”

The applicant is requesting a waiver to begin early site grading before a completed site plan is approved.

Findings:

Jefferson County does not have a grading permit process. A site plan needs to be completely approved before site work and building construction can begin.

The planning commission has granted one other early grading permit for the Stasis project # S10-08. The Grading Permit was issued under the following conditions:

1. The grading permit is issued to allow the owner to perform site grading for the building pads. This permit is subject to the requirements of the sediment and erosion control plan submitted and approved as part of the grading plan and building permit application; and
2. The building permit is issued only for the foundations of the proposed buildings (building construction will stop at the foundations until the site plan is approved); and
3. The Owner/Developer assumes all risk for “jump-starting” the project and understands that the final site plan design approved by the planning commission might necessitate some changes and additional construction cost; and
4. Provide bonding for all proposed site improvements pertaining to the permit.

Conclusion:

If the applicant is agreeable to the requirements above, the county engineer supports approval of this waiver provided the developer agrees to the above conditions; obtains a NPDES permit; submits a satisfactory site grading plan for review and approval; provides bonding for the sediment and erosion control/SWM, etc.

Engineering Report

US Coast Guard Waiver for Second Entrance 07/23/2013

Request:

Jefferson County Development Authority is requesting a waiver from the JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (2008), Sec. 2.3B. Site Development Access to Public Roads., which states:

1. Site development access driveways shall be coordinated with existing subdivision streets or public roads. Generally, individual lots within a subdivision shall not have direct access to public roads unless approved by the Planning Commission. Site development access onto public roads must be acceptable to the Planning Commission and to the West Virginia Division of Highways as to: location, number of entrances, drainage provisions, traffic safety, traffic control devices and general entrance design.

The applicant is requesting a waiver to allow for a second site entrance.

Findings:

The proposed entrance to Wilshire Road appears to be spaced approximately 400 feet from the driveway to the Jefferson County Public Service Center off of Wiltshire Road, and approximately 1000 feet away from intersection of Clendening Drive and Wiltshire Road.

Conclusion:

Normally, a second entrance for a site plan is not recommended. However, due to the location and distance to adjacent intersection, the county engineer supports approval of this waiver provide the applicant obtains a permit from the WV Division of Highways for this entrance.

Engineering Report

US Coast Guard Waiver for Parking Stall 07/23/2013

Request:

Jefferson County Development Authority is requesting a waiver from the JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (2008), Sec. 2.5 Off-Street Parking Standards, which states:

Parking area dimensions shall be no less than those listed in Table 2.5-1, as follows:

Parking (Table 2.5-1)				
Parking Angle	Stall Width	Stall Depth	Drive Aisle One-Way	Drive Aisle Two-Way
90	9'	20'	24'	24'
60	9'	22'	18'	24'
45	9'	21'	14'	24'
Parallel	9'	22'	12'	24'

The applicant is requesting a waiver to reduce the required stall depth from 20 feet to 18 feet.

Findings:

In Berkeley County uses a 19' stall depth. The Asphalt Paving Design Guide recommends an 18.5 feet stall length.

AASTO design length of a car is 19 feet.

Currently, the proposed subdivision amendments suggest an 18' stall length for less impervious area for storm water management purposes.

Conclusion:

Normally, a shorter stall length would not be recommended for public use. However, the proposed facilities are going to be private. The county engineer supports approval of this waiver if the applicant agrees to provide the full stall length for any public parking.

PCW13-04



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, 2nd Floor, P.O. Box 338

Charles Town, WV 25414

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Date Applic. Rec'd: 7-2-13

Fees Paid: \$ 100.00

Sketch Received: [check]

Staff Initials: [initials]

Email planningdepartment@jeffersoncountywv.org

Phone: (304) 728-3228

Email zoning@jeffersoncountywv.org

Fax: (304) 728-8126

Waiver Request

Note: Waivers to the 2008 Amended Subdivision Regulations must comply with Division 24.300 of the Subdivision Regulations. Sketch on a separate sheet of paper the shape and location of lot. Show the location of the intended construction or land use indicating building setbacks, size and height. Identify existing buildings, structures or land uses on the property. Sign and date the sketch. Please provide a vicinity map of the area.

I/We request a waiver from the provisions of the Jefferson County 2008 Amended Subdivision Regulations

Property owner information

Name of Property Owner: Jefferson County Development Authority
Mailing Address: P.O. Box 237
City: Charles Town State: WV Zip Code: 25414
Phone Number: 304-728-3255 Email:

Applicant contact information

Applicant Name: ARC-FD JV, LLC
Mailing Address: 1054 31st Street, NW Suite 340, Warehouse Lobby
City: Washington State: DC Zip Code: 20007
Phone Number: 202-441-6156 Email:

Applicant Representatives

Name of Registered Engineer(s) or Surveyor(s): Gordon
Mailing Address of Engineer(s) or Surveyor(s): 301 North Mildred Street, Suite 1
City: Charles Town State: WV Zip Code: 25414
Phone Number: 304-725-8456 Email: kstolipher@whga.com

Physical property details

Physical Property Address:
City: State: Zip Code:
Tax District: Charles Town Map #: 21 Parcel No: 12 (Lot 8) 108
Parcel Size: 5.05 Deed Book: Deed Bk. Pg. #:

Zoning District: RECEIVED JUL 02 2013
Rural (R-A) Residential Growth (R-G) Industrial Commerical (I-C) Light Industrial-Commercial (R-L-C) Village (V)
[checkboxes: R-A, R-G, I-C (checked), R-L-C, V]

JEFFERSON COUNTY PLANNING, ZONING AND ENGINEERING

What section of the Ordinance are you requesting to waive?

Section 2.5.N, Table 2.5-1

Briefly describe the nature of your waiver request:

This request is from Section 2.5.N, Table 2.5-1 which requires that all 90 degree parking space dimensions are 9' wide by 20' in length. We are requesting a variance from this requirement so that we may provide parking spaces that are 9' wide by 18' in length.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

The reduction of parking space length benefits the public in several ways, reduced maintenance costs and a reduction in impervious area which reduces overall stormwater quality treatment costs.

Explain how the waiver, if granted, will not adversely affect the public health, safety or welfare or the rights of adjacent property owners or residents.

A reduction in the parking space depth for a private parking lot will not adversely impact the public health, safety or welfare or the rights of adjacent property owners since this is a private facility.

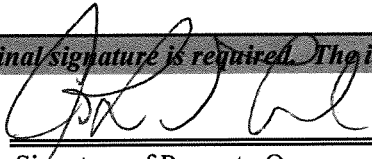
Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

The intent of the ordinance is to ensure that all parking lots have adequate parking for their uses. There are many studies that show a reduction in parking space depth has a positive impact on the environment and adequate parking therefore if this waiver is granted it will be in keeping with the intent and purpose of the Ordinance.

Explain how the waiver, if granted, will result in a project of better quality and/or character.

If this waiver is granted, it will allow for the office building to have reduced maintenance costs and a positive impact on the environment

Original signature is required. The information given is correct to the best of my knowledge.

 7/2/13
Signature of Property Owner Date

Received By Date

For Official Use Only

7-23-13 Date of Public Meeting/Public Hearing

PC Official/Administrative Body

7-13 Date Property to be posted by

7-8-13 Date Adjoiner letters to be mailed by

Approved/Denied by a vote of _____ for and _____ against this _____ day of _____, _____
 Approved Denied

#PCW13-05



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, 2nd Floor, P.O. Box 338

Charles Town, WV 25414

Date Applic. Rec'd: 7-2-13

Fees Paid: \$ 100.00

Sketch Received:

Staff Initials: GC

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Email planningdepartment@jeffersoncountywv.org

Phone: (304) 728-3228

Email zoning@jeffersoncountywv.org

Fax: (304) 728-8126

Waiver Request

Note: Waivers to the 2008 Amended Subdivision Regulations must comply with Division 24.300 of the Subdivision Regulations. Sketch on a separate sheet of paper the shape and location of lot. Show the location of the intended construction or land use indicating building setbacks, size and height. Identify existing buildings, structures or land uses on the property. Sign and date the sketch. Please provide a vicinity map of the area.

I/We request a waiver from the provisions of the Jefferson County 2008 Amended Subdivision Regulations

Property owner information

Name of Property Owner: Jefferson County Development Authority

Mailing Address: P.O. Box 237

City: Charles Town State: WV Zip Code: 25414

Phone Number: 304-728-3255 Email: _____

Applicant contact information

Applicant Name: ARC-FD JV, LLC c/o Arcland Property Co.

Mailing Address: 1054 31st Street, NW Suite 340

City: Washington State: DC Zip Code: 20007

Phone Number: 202-441-6156 Email: nbm@apcdc.com

Applicant Representatives

Name of Registered Engineer(s) or Surveyor(s): Gordon

Mailing Address of Engineer(s) or Surveyor(s): 301 North Mildred Street, Suite 1

City: Charles Town State: WV Zip Code: 25414

Phone Number: 304-725-8456 Email: kstolipher@gordon.us.com

Physical property details

Physical Property Address: _____

City: _____ State: _____ Zip Code: _____

Tax District: Charles Town Map #: 2148 Parcel No: 1:2 (Lot 8) 108^{AB}

Parcel Size: 5.05 Deed Book: _____ Deed Bk. Pg. #: _____

	Residential	Industrial	Light Industrial-	
	Growth	Commerical	Commercial	Village
	(R-G)	(I-C)	(R-L-C)	(V)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Zoning District: _____

RECEIVED

JUL 2 2013

JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING

What section of the Ordinance are you requesting to waive?

20.201.B.2 Appendix B Section 2.3.B.1 ²

Briefly describe the nature of your waiver request:

This request is from Section 20 201 B 2 of the Ordinance which requires that all lots shall front on an existing internal subdivision road. With the development of this lot the proposed building requires two points of access. One access will be off of the existing cul-de-sac and a future entrance is desired off of Wiltshire Road. The Applicant will be submitting all required applications to the West Virginia Department of Highways (WVDOH) for the entrance off of Wiltshire Road.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

The addition of a second access point for this facility does not have a negative impact on the public or County with a second access point onto a Public Roadway since the County does not maintain the entrance to the facility. The division of the traffic by allowing for multiple entries into the property will have a positive impact on the County.

Explain how the waiver, if granted, will not adversely affect the public health, safety or welfare or the rights of adjacent property owners or residents.

If this waiver to allow for an additional entrance onto Wiltshire Road is allowed, it will not adversely impact the public health, safety or welfare or the rights of adjacent property owners since the traffic entering and exiting the facility will be split between multiple entrances and provide for a safer more accessible site.

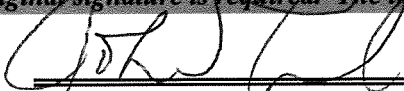
Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

The intent of the ordinance is to ensure that all lots have adequate access to internal subdivision roads. With the development of this parcel, the building will have access to the internal subdivision road as well as a State Road therefore the intent of the ordinance is achieved.

Explain how the waiver, if granted, will result in a project of better quality and/or character.

If this waiver is granted, it will allow for the office building to have multiple points of entry which provide flexibility and safety for all those who will be utilizing the facility

Original signature is required. The information given is correct to the best of my knowledge.

 7/2/13
Signature of Property Owner Date

Received By Date

For Official Use Only

7-2-13 Date of Public Meeting/Public Hearing

PC Official/Administrative Body

7-4-13 Date Property to be posted by

7-8-13 Date Adjoiner letters to be mailed by

Approved/Denied by a vote of _____ for and _____ against this _____ day of _____,

Approved Denied

#PCW13-06



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, 2nd Floor, P.O. Box 338

Charles Town, WV 25414

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Date Applic. Rec'd: 7-2-13

Fees Paid: \$ 100.00

Sketch Received:

Staff Initials: CJC

Email planningdepartment@jeffersoncountywv.org

Phone: (304) 728-3228

Email zoning@jeffersoncountywv.org

Fax: (304) 728-8126

Waiver Request

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Mailing Address of Engineer(s) or Surveyor(s): 301 North Mildred Street, Suite 1

City: Charles Town State: WV Zip Code: 25414

Phone Number: 304-725-8456 Email: kstolipher@whga.com

Physical property details

Physical Property Address: _____

City: _____ State: _____ Zip Code: _____

Tax District: Charles Town Map #: 2 1 *B Parcel No: 12 (Lot 8) 108 *B

Parcel Size: 5.05 Deed Book: _____ Deed Bk. Pg. #: _____

Zoning District: **RECEIVED**
JUL 02 2013

Rural (R-A)	Residential Growth (R-G)	Industrial Commerical (I-C)	Residential-Light Industrial-Commercial (R-L-C)	Village (V)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING

What section of the Ordinance are you requesting to waive?

Section 24.105 Minor Site Plan Process Section 20.102.B Approval Required ^{AB}

Briefly describe the nature of your waiver request:

This request is from Section 24 105 Minor Site Plan process which requires that the Site Plan be approved prior to the start of any construction, therefore we are requesting a waiver for an early grading permit and foundation permit so that the Developer may start rough grading and foundations prior to site plan approval. Additionally, we are requesting a concurrent review of the Site Plan and the Architectural plans in the event that the Site Plan is submitted prior to the Architecturals.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

If this waiver is granted the public and County will benefit by the accelerated opening of this facility that will create jobs and increased development within the Business Park.

Explain how the waiver, if granted, will not adversely affect the public health, safety or welfare or the rights of adjacent property owners or residents.

If this waiver is granted, it will not adversely impact or affect the public health, safety and welfare since the project will likely be approved, this waiver only accelerates the construction progress in order to meet the Developers project schedule.

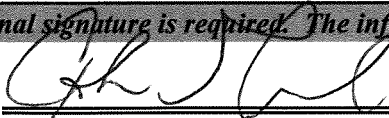
Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

The intent of the ordinance is to ensure that all plans are approved in a logical fashion. The County Engineer will review and approve the grading plans prior to construction therefore the intent and purpose of this Ordinance is maintained.

Explain how the waiver, if granted, will result in a project of better quality and/or character.

If this waiver is granted, it will allow for the office building to maintain an accelerated project schedule and start construction to provide an additional employment center for the County

Original signature is required. The information given is correct to the best of my knowledge.

 7/2/13
Signature of Property Owner Date

Received By Date

For Official Use Only

7-23-13 Date of Public Meeting/Public Hearing

PC Official/Administrative Body

7-9-13 Date Property to be posted by

7-8-13 Date Adjoiner letters to be mailed by

Approved/Denied by a vote of _____ for and _____ against this _____ day of _____,

Approved Denied

7/2/2013
Krista Stolipher

bing Maps

My Notes

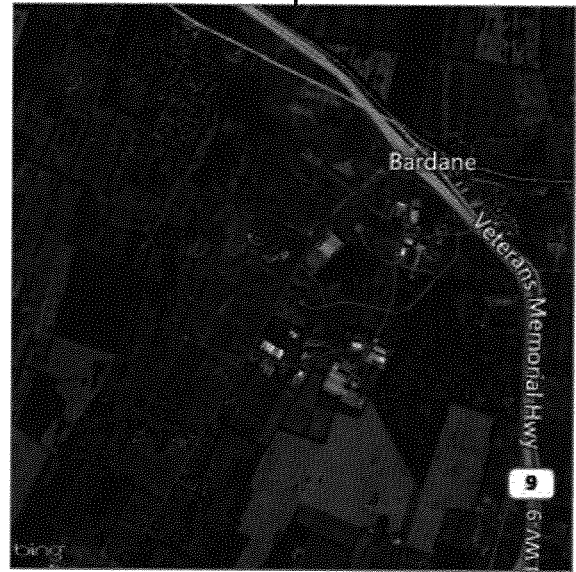
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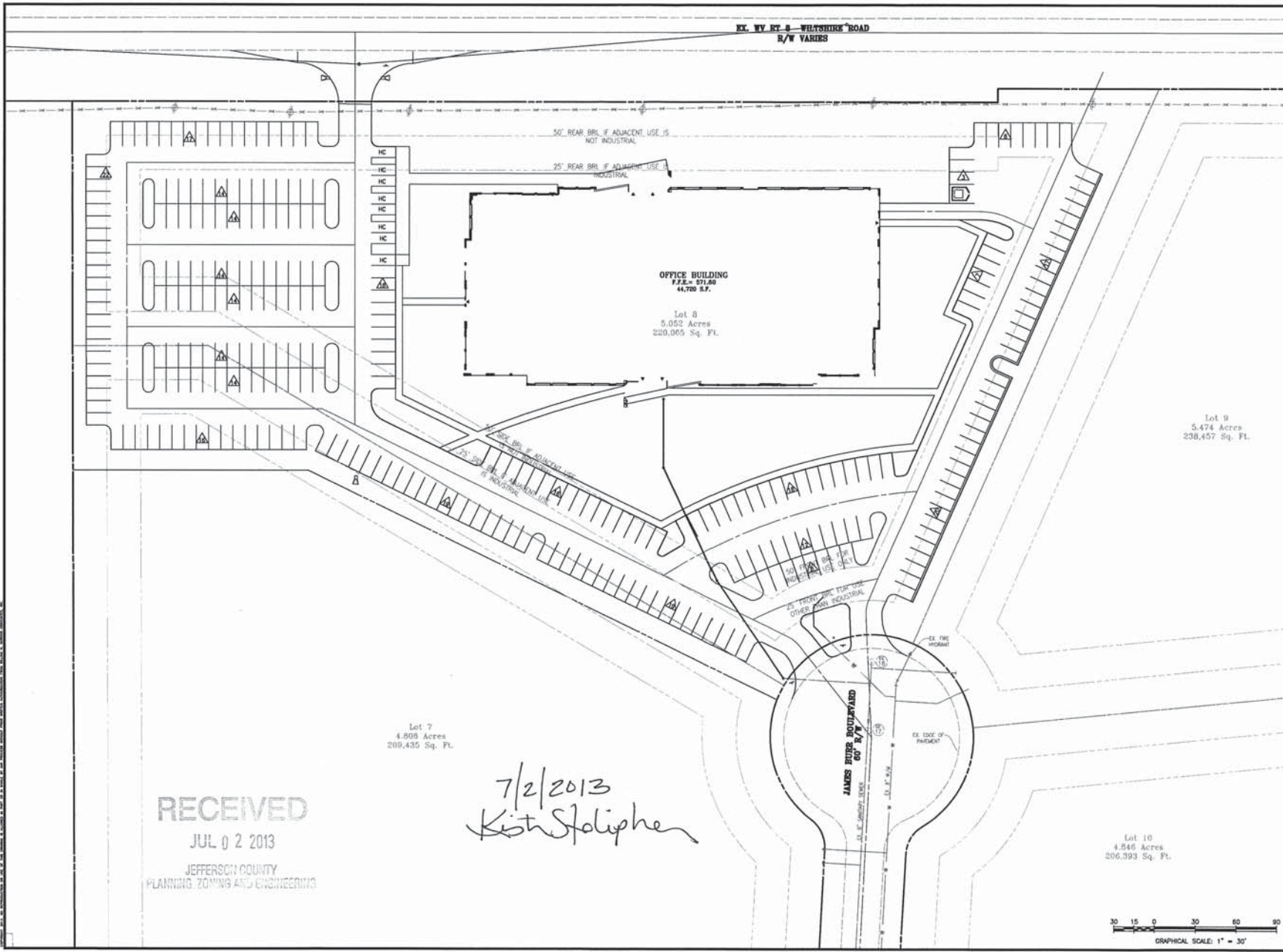
JUL 02 2013



On the go? Use m.bing.com to find maps, directions, businesses, and more.



JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING





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 JEFFERSON COUNTY
 PLANNING ZONING AND ENGINEERING

7/2/2013
 Kisti Stofisher

REVISIONS	
SURVEY	APPALACHIAN
DESIGN	JPC
DRAWN	HH
CHECKED	KMS
 ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS SITE SECURITY CONSULTING - GIS William H. Gordon Associates, Inc. 301 North Main Street, Suite 2514 (904) 755-8400 FAX (904) 755-0117 http://www.wgpa.com	
DATE	JULY 2013
SCALE	HORIZ: 1" = 30'
VERT:	
SEAL	
SITE PLAN U.S. COAST GUARD OFFICE BUILDING 100 W. J. BENTLEY, JR. U.S. COAST GUARD JEFFERSON COUNTY, WEST VIRGINIA	
JOB	3012-0101
DWG	C-CS-101.DWG
SHEET	CS-101
05 OF XX	

