

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
JUNE 8, 2004

The Jefferson County Planning & Zoning Commission met on Tuesday, June 8, 2004 with Arnie Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Russell Roper, Rusty Morgan, John Sims, Thomas Kane, Barbara Humes and Elizabeth Blake. Staff members present were Roger Hunter, Roger Goodwin, and Sherry Cole.

Renny Smith, Sam Donley and David Mills were absent with notification. William Lewandowski, Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:03 p.m. Mr. Sims motioned to accept the Minutes of the May 25, 2004 regular meeting. Mr. Kane seconded the motion which carried unanimously.

1. Final Plat Public Hearing for the Maddex Farm Subdivision, Lots 53-74, 113-119, 161-183, 185-186 & Lot A-Residue. Staff recommended approval of the final plat. There was no public comment. The public hearing was closed. Ms. Kern motioned to approve the final plat. Mr. Sims seconded the motion which carried unanimously.

Mr. Morgan arrived at 7:08 p.m.

2. Community Impact Statement Review for The Village at Samuel Station Subdivision. Mark Dyck with W. H. Gordon Associates presented the project. Elizabeth Blake arrived at 7:28 p.m. There was public comment from Jack Huyett, Robin Huyett Thomas, Barbara Porterfield, Elizabeth Trett, Diana Welsh, Greg Cobb, Kay Jovannelly, Sandy Dorouty, Mary Eleanor Anderson, Dale Stewart, David Webb and Gwen Campanarior. The Public Hearing was closed. Mark Dyck, Glen Cook and Christopher Shultz rebutted. The developer voluntarily agreed to have a 50' front setback for the houses along South Samuel Street, agreed that there would be no lighting on the commercial sign and agreed to try and improve the architectural appearance of the villa units. Staff recommended approval of the Community Impact Statement. Mr. Goodwin stated that a traffic study is not required. Mr. Roper motioned to accept the Community Impact Statement with staff contingencies. Mr. Kane seconded the motion which carried unanimously.

3. Multi Use Variance Request by Bill K. Hurd and John T. Gavlas to allow 2 principal structures/uses on a single tract of land without processing a subdivision plat. Bill Hurd and John Gavlas presented the variance request. Staff recommended denial of the Multi Use Variance. Ms. Kern motioned to table the issue until the June 22, 2004 meeting to see whether there was documentation that the apartment was temporary and had to be removed after the new house was built. Mr. Sims seconded the motion which carried unanimously.

4. Request by Arcadia Development Company on behalf of the Harvest Hills Subdivision for an extension of time of the Community Impact Statement (Article 6, Section 6.0 of the Jefferson County Subdivision Ordinance). Mr. Morgan left the meeting room. Peter Chakmakian presented the request. Staff recommended approval of the variance request with an extension of time to July 13, 2005 for the Final Plat recording. Ms. Kern motioned to extend the time until July 13, 2005 for Final Plat recording for Harvest Hills and that would be in conformance with the Community Impact Statement and Conditional Use Permit. Mr. Roper seconded the motion which carried unanimously. Mr. Morgan returned to the meeting room for the rest of the meeting.

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5. Request by Mike Shepp on behalf of BB&T Bank for a variance to advance a proposed two-lot subdivision to the final plat stage (Article 6, Section 6.0 of the Jefferson County Subdivision Ordinance). Staff recommended granting the variance request. Ms. Kern motioned to approve the variance request. Mr. Sims seconded the motion which carried unanimously.

6. Request by Vito Mussomeli on behalf of the Seiders Estate Minor Subdivision for a variance to reopen the subdivision file and allow the same to be recorded. (Article 8, Section 8.b.1.d of the Jefferson County Subdivision Ordinance). Mike Shepp presented the variance request. Staff recommended reopening the subdivision file and to allow an extension of 60 days to record the Final Plat. Mr. Morgan motioned to reopen the subdivision file and to allow an extension of 60 days to record the Final Plat. Mr. Roper seconded the motion which carried unanimously.

7. Site Plan approval and issuance of the Improvement Location Permit for Eackles & Spencer Funeral Home. Staff recommended approval of the Site Plan and issuance of the Improvement Location Permit. Mr. Roper motioned to approve the Site Plan and issuance of the Improvement Location Permit. Mr. Sims seconded the motion which carried unanimously.

8. Ordinance revisions.

9. Correspondence.

The meeting adjourned at 10:45 p.m. on June 8, 2004. A detailed transcript of this meeting can be found on Tapes #5, #6 and #7. These minutes were prepared by Sherry Cole.