

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
JUNE 24, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, June 24, 2003 with Arnold Dailey, President, presiding. Other Planning Commission members present were: Rosella Kern, Renny Smith, William Lewandowski, Russell Roper, Sam Donley, Mark Schiavone and Richard Childs. Staff members present were Paul Raco, Roger Goodwin, Michael Stevens, Mason Carter and Sherry Cole.

Rusty Morgan, Barbara Humes and David Mills were absent with notification. Clark Draper, Douglas Vaira and David Kemnitzer were absent without notification.

Mr. Dailey called the meeting to order at 7:00 P.M.

Ms. Smith motioned to accept the Minutes of the June 10, 2003 regular meeting. Mr. Childs seconded the motion which carried unanimously.

6. Postponed from the June 10, 2003 meeting. Community Impact Statement Review for the McMurrin Farm Subdivision. The developer asked to withdraw this item and close the file. Mr. Schiavone motioned to withdraw this item and close the file. Mr. Childs seconded the motion which carried unanimously.

1. Declaration of violation for Mr. Richard Guinn of the Jefferson County Salvage Yard Ordinance for property designated as Parcel 18 on Tax Map 9E of the Kabletown District as found in Deed Book 857 at Page 618. Mason Carter presented the violation. Richard Guinn asked for a 30 day extension. Ms. Smith motioned to grant the 30 day extension. Mr. Schiavone seconded the motion which carried unanimously.

2. Declaration of violation for Mr. Michael A. Hudnall of the Jefferson County Salvage Yard Ordinance for property designated as Parcel 77.1 on Tax Map 4A of the Middleway District as found in Deed Book 938 at Page 17. Mason Carter presented the violation. Michael A. Hudnall asked for a 30 day extension. Ms. Smith motioned to grant the 30 day extension. Mr. Schiavone seconded the motion which carried unanimously.

3. Declaration of violation for Mr. Richard Shutts of the Jefferson County Salvage Yard Ordinance for property designated as Parcel 15 on Tax Map 22A of the Middleway District as found in Deed Book 335 at Page 36. Staff advised this situation has been rectified. The commission took no action.

4. Final Plat Public Hearing for Cedar Meadow Airpark Subdivision. Staff stated the Final Plat is in compliance with the Ordinance, recommended bonding and recordation within 90 days from approval. There was no public comment. Mr. Donley motioned to approve the Final Plat with staff contingencies. Mr. Roper seconded the motion which carried unanimously.

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5. Postponed from the June 10, 2003 meeting. Community Impact Statement Review for the Summit View Subdivision. Mr. Dailey left the meeting room for this item on the agenda. Ms. Kern took over as chair person. Mike Shepp presented the project. Bill Lewandowski arrived at 7:22 P.M. There was public comment from Dr. Tammy Dixon Butera and Dr. Lori Stilley. The developer stated that they are entering into a private contract with the School Board to donate \$6,000.00 per lot to the school system. Staff recommended acceptance of the Community Impact Statement as it meets the requirements of the Ordinance. Mr. Schiavone motioned to approve the Community Impact Statement. Ms. Smith seconded the motion which passed with a vote of 6 for and 1 opposed (Mr. Lewandowski). Mr. Dailey returned to the meeting room.

7. Postponed from the June 10, 2003 meeting. Community Impact Statement Review for the Willow Springs Commercial Subdivision. Annette van Hilst presented the project. There was no public comment. Staff recommended acceptance of the Community Impact Statement. Mr. Donley motioned to approve the Community Impact Statement. Ms. Smith seconded the motion which carried unanimously.

8. Multi-Use Variance Request for Felix D. and Dixie R. Foldvik to allow an additional principle structure on a single tract of land without processing a subdivision plat. Mr. Foldvik presented the variance request. Staff recommended denial. Mr. Donley motioned to deny the variance, but to allow Mr. Foldvik to add a mother-in-law quarters as an addition to the house as long as it met staff approval. Mr. Schiavone seconded the motion which carried unanimously.

9. Request by Robert Smith, III on behalf of the Smith Mountain View Estates Subdivision to reopen the subdivision file and allow a 90 day extension to bond and record the final plats (Article 8, Section 8.1.d of the Jefferson County Subdivision Ordinance). Ed Johnson presented the request to reopen the file and requested a 90 day extension. Ms. Smith motioned to reopen the file and grant the 90 day extension. Mr. Schiavone seconded the request which carried unanimously.

10. Request by Blue Ridge Acres Community Club, Inc., for a waiver from site plan requirements for a temporary 10 x 50 trailer/bath facility (Article 11 of the Jefferson County Subdivision Ordinance and Article 4 of the Jefferson County Improvement Location Permit Ordinance). John Kincaid presented the request. Staff recommended approval of the request with State and local Health Department approvals, a site plan for the permanent building and with the Engineering Department finding no storm water management problem as it relates to the temporary trailer/bath facility. Ms. Smith motioned to approve with staff contingencies. Mr. Schiavone seconded the motion which carried unanimously.

11. Comprehensive Plan. Mr. Raco is still reviewing and editing the Comprehensive Plan.

12. Correspondence. None.

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The meeting adjourned at 9:20 p.m on June 24, 2003. A detailed transcript of this meeting can be found on Tape(s) #69 and #70. These minutes were prepared by Sherry Cole.