

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
JANUARY 22, 2002

The Jefferson County Planning & Zoning Commission met on Tuesday, January 22, 2002, with Arnold W. Dailey Jr. presiding. Other Planning Commission members present were: Rosella Kern, James Gibson, David Hammer, Russell Roper, Dean Hockensmith, Renny Smith, Mark Schiavone, and Elizabeth Blake. Staff members present were Stephen Bockmiller, Michael Cassell, Rebecca Burns and Sherry Cole.

Scott Coyle, Sam Donley, Dave Mills, Chris Stiles and Philip Coffey were absent with notification. James Gross was absent without notification. There was no representative present from Charles Town.

Mr. Dailey called the meeting to order at 7:30 p.m. Ms. Smith motioned to accept the Minutes of the January 8, 2002 regular meeting. Mr. Gibson seconded the motion which carried unanimously.

1. Postponed from the January 8, 2002 meeting. Discussion and action by the Commission on the Community Impact Statement for the Harvest Hills Subdivision. Mr. Hockensmith motioned to bring back the discussion before the Planning Commission. Mr. Gibson seconded the motion. The motion passed with a vote of 7 for and 1 opposed (Ms. Smith). Rosella Kern arrived (7:37 p.m.) during discussion on the CIS. Mr. Michael Cassell spoke stating there was no stay of proceedings. Significant discussion regarding school capacity, water and sewer availability and compatibility of the project was held among the members. Mr. Hockensmith motioned to accept the Community Impact Statement and Ms. Kern seconded the motion. The motion passed with a vote of 5 for and 3 opposed (Ms. Smith, Mr. Hammer and Mr. Schiavone).

2. Community Impact Statement Review for the Millers Station Commercial Subdivision. Mr. Bockmiller presented the project. Mr. Dick Klein spoke on behalf of the developer. There was public comment from Ms. Frazier concerning flooding in the area. The staff recommended acceptance of the Community Impact Statement. Ms. Smith motioned to postpone further action until the February 26, 2002 meeting in order for the chief county engineer to address storm water management issues. Ms. Kern seconded the motion which passed unanimously.

3. Community Impact Statement Review for the Spruce Hill Subdivision. Rob Holmes with Associated Engineers presented the project on behalf of the developer. There was public comment from Nancy Lutz, Carrie Bell, George Flam, Patti Corley, Kevin Walker, David Burns, John P. Burns, III, Richard Burns, Patricia Burns and Michael Cross, spokesman for the owner. Those who opposed the proposal cited density issues, use of well and septic systems and proximity to historic properties. Lou Athey, Developer also spoke. Mr. Bockmiller recommended approval. Mr. Hammer motioned to postpone further action until the February 26, 2002 meeting. Ms. Smith seconded the motion which carried unanimously.

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Mr. Roper motioned to postpone the remainder of agenda items until the February 26, 2002 meeting. Mr. Hammer seconded the motion which passed with a vote of 5 for and 3 opposed (Mr. Dailey, Mr. Hockensmith and Mr. Gibson).

The following agenda items were postponed until the February 26, 2002 meeting.

4. Community Impact Statement Review for the Daniels Forest Subdivision.
5. Postponed from the January 8, 2002 meeting. Discussion on the Draft revisions to the Jefferson Planning & Zoning Commission By-laws & Code of Ethics.
6. Comprehensive Plan.
7. Volunteers to the municipalities Planning Commissions.
8. Correspondence.

The meeting adjourned at 10:45 p.m. A detailed transcript of this meeting can be found on Tape(s) #7, #8 and #9. These minutes were prepared by Sherry Cole.