

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
FEBRUARY 26, 2002

The Jefferson County Planning & Zoning Commission met on Tuesday, February 26, 2002, with Rosella Kern presiding. Other Planning Commission members present were: Arnold Dailey, Jr., James Gibson, David Hammer, Russell Roper, Dean Hockensmith, Sam Donley, Renny Smith, Mark Schiavone, Chris Stiles, Elizabeth Blake, Philip Coffey and James Gross. Staff members present were Stephen Bockmiller, Roger Goodwin, Michael Cassell, Rebecca Burns and Sherry Cole.

Scott Coyle and Dave Mills, were absent with notification. There is no appointed representative from Charles Town.

Ms. Kern called the meeting to order at 7:30 p.m. Mr. Dailey motioned to accept the Minutes of the January 22, 2002 regular meeting. Mr. Schiavone seconded the motion which carried unanimously.

7. Community Impact Statement Review for the Smith Mountain Estates Subdivision. Postponement requested by the applicant. Mr. Hammer motioned to postpone the community Impact Statement Review until March 12, 2002. Mr. Stiles seconded the motion which carried unanimously.

1. Postponed from the January 22, 2002 meeting. Discussion and action by the Commission on the Community Impact Statement Review for the Millers Station Commercial Subdivision. Roger Goodwin addressed the storm water management issues carried over from the meeting of January 26, 2002. The staff recommended acceptance of the Community Impact Statement. Mr. Donley excused himself from voting. Dr. Gibson motioned to approve the Community Impact Statement with the stipulation that the stormwater management for the site be over designed by 125% for thru-flow of up stream storm water. Mr. Hockensmith seconded the motion. Mr. Hammer offer an amendment to the motion requiring the developer to offer the homeowners in Patrick Henry Estates backhoe services at cost to correct culvert problems. Ms. Smith seconded the motion. The amendment failed with a vote of 8 opposed. The original motion passed with a vote of 8 for and 2 abstention(Donley and Stiles).

2. Continued from the January 22, 2002 meeting. Community Impact Statement Review for the Spruce Hill Subdivision. Mr. Schiavone motioned to postpone hearing this case until the Circuit Court rules on pending injunction request. Mr. Hammer seconded the motion. Mr. Hammer moved to postpone hearing this case until after an executive session can be held pending advice on the injunction. Ms. Smith seconded the motion. Mr. Hockensmith offered an amendment to the motion to have the executive session at the end of this agenda. Mr. Dailey seconded the motion. The amendment failed with a vote of 2 for and 8 opposed. Ms. Smith offered an amendment to the motion to stop the clock regarding a decision on the Community Impact Statement. Dr. Gibson seconded the motion. A consolidated vote on the initial motion and two amendments carried with a vote of 9 for and 1 abstention(Mr. Donley).

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3. Postponed from the January 22, 2002 meeting. Community Impact Statement Review for the Daniels Forest Subdivision. Tom Oxley presented Community Impact Statement. There was public comment from Bill Lewandowski, John Kusner, Jo Grodzichi, Peter Chakmakian, Mr. Dailey moved to approve the Community Impact Statement. Mr. Roper seconded the motion which passed with a vote of 6 for and 4 opposed (Mr. Hammer, Ms. Smith, Mr. Schiavone and Dr. Gibson).

4. Postponed from the January 22, 2002 meeting. Discussion on the Draft revisions to the Jefferson Planning & Zoning Commission Bylaws & Code of Ethics. Mr. Hammer motioned to postpone until March 12, 2002 meeting. Mr. Dailey seconded the motion which carried unanimously..

5. Final Plat Public Hearing for the Wright's Field Subdivision (formerly known as Beau Pre). Mr. Bockmiller presented plat. There was no public comment. Mr. Donley moved to approve the Final Plat with staff contingencies. Dr. Gibson seconded the motion which carried unanimously.

6. Final Plat Public Hearing for the Eastland Subdivision, Section IIIC, Lots 93-101 & 102 Residue. Mr. Bockmiller and Mr. Goodwin recommended approval subject to bonding. There was no public comment. Mr. Dailey motioned to accept Final Plat subject to bonding. Mr. Stiles seconded the motion which carried unanimously.

8. Community Impact Statement Review for the Maddex Farm Subdivision. Tom Oxley presented the Community Impact Statement. There was public comment from John Thomas, Gary Thatcher, Eileen Dooley, Paul Burke, Bill Lewandowski, John Kusner, Michael Lippy. Ms. Smith motioned to postpone until after the applicant has an opportunity to meet with homeowners. The motion died for lack of a second. Mr. Stiles motioned to approve the Community Impact Statement. Mr. Dailey seconded the motion which passed with a vote of 6 for and 4 against (Ms. Smith, Dr. Gibson, Mr. Hammer and Mr. Schiavone). Sam Donley excused himself from the meeting at 11:25 p.m.

9. Request by Fred Gates on behalf of the Gap View Village Subdivision, Phase III for a variance from Article 8, Section 8.2(a) 7 of the Jefferson County Subdivision Ordinance which stipulates minimum road standards. Roger Goodwin, Chief County Engineer recommended approval of the variance request. Ms. Smith motioned to approve the variance request. Mr. Hammer seconded the motion which carried unanimously.

10. Site plan approval and issuance of the Improvement Location Permit for KOA Campgrounds. Staff recommended approval subject to bonding. Ms. Smith motioned to approve the Site Plan. Mr. Dailey seconded the motion which carried unanimously.

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11. Comprehensive Plan. Public Hearing to be held on March 5, 2002 at 7:30 p.m. in the Circuit Courtroom.
12. Volunteers to the municipalities Planning Commissions. Postponed until the March 12, 2002 meeting.
13. Correspondence. Written correspondence from Elizabeth Blake and Jim Ruland was submitted.

The meeting adjourned at 11:35 p.m. A detailed transcript of this meeting can be found on Tape(s) #19, #20 and #21. These minutes were prepared by Sherry Cole.