

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
MARCH 26, 2002

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

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

Mr. Coyle called the meeting to order at 7:30 p.m. Dr. Gibson motioned to accept the Minutes of the March 12, 2002 regular meeting. Ms. Kern seconded the motion which carried unanimously.

1. Reconsideration of the motion for the Spruce Hill Community Impact Statement made at the March 12, 2002 meeting due to an incorrect date in the motion. Ms. Kern motioned to correct the meeting date to April 9, 2002 to proceed with Spruce Hill Community Impact Statement. Mr. Hockensmith seconded the motion which carried unanimously.

2. Public hearing on the unresolved issues and action on the Conditional Use Permit for the Thorn Hill Subdivision. Ms. Kern excused herself from this part of the meeting. Mr. Raco corrected his Staff Report dated February 13, 2002 (copy of Staff Report and corrected Staff Report attached). Mr. Dailey motioned to accept the Staff Report as corrected. Mr. Donley seconded the motion which carried unanimously. Joe Kent and Peter Chakmakian spoke on behalf of the developer. There was public comment from Mary MacElwee and Paul Burke. Mr. Schiavone motioned to issue the Conditional Use Permit subject to the resolved issues in the Staff Report and contingent upon validating an environmental specialist before the developer submits the CIS and have a traffic study done on Rt. 25 to determine the effect of this development on the Rt. 9 intersection. Ms. Smith seconded the motion which carried unanimously.

Ms. Kern returned to the meeting room at 8:18 p.m for the remainder of the meeting.

3. Community Impact Statement Review for the Rose Hill Subdivision. Dirk Stansbury spoke on behalf of the developer. There was public comment from Lou Athey. Staff recommended approval. Mr. Donley motioned to approve the Community Impact Statement with staff contingencies. Mr. Dailey seconded the motion which carried unanimously.

4. Postponed from the March 12, 2002 meeting. Request by Roy and Nancy Browning for a variance from the limitation of one single family dwelling per lot and to advance a proposed 2 lot subdivision to the Final Plat Stage (Article 6.1a, Sections 1-13 and Article 5, Section 5.3).

MINUTES - JEFFERSON COUNTY PLANNING & ZONING COMMISSION
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PAGE TWO

Staff stated that it had no objection. John Kusner spoke on behalf of the property owners. Dr. Gibson motioned to approve the variance. Ms. Kern seconded the motion which carried unanimously.

5. Cancellation of the May 14, 2002 meeting. Mr. Roper motioned to cancel the May 14, 2002 meeting due to its falling on primary election day when the government offices are closed. Mr. Schiavone seconded the motion which carried unanimously.

6. Action by the Commission on the Minutes of the February 5, 2002 and March 5, 2002 special meetings. Ms. Smith motioned to accept the minutes of February 5, 2002 and revise and accept the minutes of March 5, 2002 by listing the names of the people who spoke and their general views without specifying issues, and correcting the spelling of John Cusner to Kusner. Mr. Schiavone seconded the motion which carried unanimously.

7. Request by Elizabeth Blake to address traffic problems in Jefferson County. Ms. Blake was concerned about the traffic problem from Bolivar to the Potomac River Crossing especially the traffic signal at U.S. 340 and VA 671. Ms. Blake was advised to contact the West Virginia and Virginia Highway Departments.

8. Comprehensive Plan. Mr. Bockmiller reminded the Commission that written public comment is being accepted until the close of business on April 5, 2002 and copies will be available at the April 9, 2002 meeting. Dr. Gibson motioned to have Mr. Bockmiller submit a technical report on Mr. Tustian's Report on the comp plan. Mr. Dailey seconded the motion which passed with a vote of 6 for and 4 against (Coyle, Hockensmith, Smith and Schiavone). Mr. Schiavone motioned to direct the staff to set up a directional meeting regarding the comprehensive plan on the first available Thursday in April to the Planning Commission members. Mr. Stiles seconded the motion which carried unanimously.

9. Correspondence. Public Information Brochure submitted by Stephen Bockmiller.

The meeting adjourned at 9:30 p.m. A detailed transcript of this meeting can be found on Tape(s) #31, and #32. These minutes were prepared by Sherry Cole.