

MINUTES
JEFFERSON COUNTY PLANNING & ZONING COMMISSION
APRIL 9, 2002

The Jefferson County Planning & Zoning Commission met on Tuesday, April 9, 2002, with Rosella Kern, Vice President presiding. Other Planning Commission members present were: David Hammer, James Gibson, Russell Roper, Dean Hockensmith, Samuel Donley, Renny Smith, Chris Stiles, Mark Schiavone, Elizabeth Blake, James Gross and Philip Coffey. Staff members present were Stephen Bockmiller, Roger Goodwin, and Sherry Cole.

Scott Coyle, Arnie Dailey, Jr. and David 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.

2. Community Impact Statement Review for the Burch Manor Subdivision. Staff advised that this item has been withdrawn and will be rescheduled at a later date.

6. Request by Robert Trumble on behalf of the Murphy's Landing Subdivision. Staff advised Mr. Trumble asked that this item be postponed until the April 23, 2002 meeting.

Mr. Roper arrived at 7:32 p.m.

Mr. Hammer stated three members term had expired and he felt they have no right to participate in this meeting. Ms. Kern stated that her letter states that she is to continue to serve until another member is appointed. Mr. Hockensmith advised it has been the policy of the County Commission that the present members serve until another member is appointed. The three members of the Commission who are currently up for reappointment in attendance (Ms. Kern, Ms. Smith and Mr. Donley) stated that they will participate.

Ms. Smith motioned to accept the Minutes of the March 26, 2002 regular meeting. Mr. Stiles seconded the motion which carried unanimously.

1. Final Plat Public Hearing for the Cambridge Manufactured Home Development. Staff recommended approval of the Final Plat. Dirk Stansbury presented the project. Mr. Stansbury advised the lots involved on the final plat are 53-57 of Section I and 58-64 of Section II and asked that this be corrected on the agenda. There was no public comment. Ms. Smith motioned to approve the final plat. Mr. Schiavone seconded the motion which carried unanimously.

3. Community Impact Statement for the Spruce Hill Subdivision. 5. Request by Ann Moore Cross and Louis B. Athey for a variance from requiring the residue lot of the proposed Spruce Hill subdivision to utilize the internal subdivision roads (Article 8, Section 8.2.a.1 of the Jefferson County Subdivision Ordinance). Staff recommended hearing Item 5 variance request first. Mr. Donley stated he missed the January 22, 2002 meeting and would not vote on these two issues. Staff recommended approval of the variance and Community Impact Statement.

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Mr. Hammer motioned to approve the variance subject to the installation of a non-motorized vehicle point of access from the subdivision to the commercial lot. Mr. Hockensmith seconded the motion which carried with a vote of 8 for and 1 abstention (Mr. Donley). Mr. Hammer motioned to hear comments from the public on the old and new items as they are inter-related. Mr. Schiavone seconded the motion which passed with a vote of 5 for, 3 opposed (Ms. Kern, Mr. Hockensmith and Mr. Roper) and 1 abstention (Mr. Donley).

Lou Athey presented the project. Cindy S. Shepeck, Scot E. Seiss, P.G., Rob Holmes and Peter Chakmakian spoke on behalf of the developer. There was public comment from Douglas Rockwell, Keven Walker, Carol Harris, Patti Corley, Carrie Bell, John Kusner, Paul Burke, Troy Cassidy and Lee Koonce. Mr. Stiles motioned to approve the Community Impact Statement. Mr. Roper seconded the motion. Mr. Stiles amended his motion to make it contingent upon the developer saving as many spruce trees along Huyett Road as possible; that he follow the advice of the two experts (Cindy S. Shepeck and Scot E. Seiss) that he hired regarding any problems that he runs into; and, the expert's reports submitted to the staff so recommendations will be known to the Planning Commission. Mr. Roper seconded the amendment to the motion which passed unanimously. The amended motion passed with a vote of 6 for, 2 against (Mr. Hammer and Mr. Schiavone) and 1 abstention (Mr. Donley).

4. Multi Use Variance Request for Frank and Anne Ditto to allow two principle structures on a single tract of land without processing a subdivision plat. Staff recommended approval contingent upon it not being rented and if sold the property is subdivided and the guest house counts toward density calculation. Ms. Smith motioned to grant the variance. Mr. Hammer seconded the motion. Ms. Smith amended her motion to grant the variance with staff contingencies. Mr. Donley seconded the motion which carried unanimously.

7. Action by the Commission on the Minutes of the March 19, 2002 special meeting. Ms. Smith motioned to approve the minutes of the March 19, 2002 special meeting. Mr. Stiles seconded the motion which carried unanimously.

8. Comprehensive Plan. Staff received public comment through April 5, 2002. Dr. Gibson moved to have Mr. Cassell attend the April 11, 2002 special meeting. Mr. Hammer seconded the motion which carried unanimously.

9. Correspondence. Ms. Smith presented a letter from Mr. Jim Surkamp. Mr. Schiavone motioned to have staff write a letter to Mr. Surkamp asking him to contact the Historic Landmarks Commission. Mr. Hammer seconded the motion which passed with a vote of 8 for and 1 opposed (Ms. Smith).

Mr. Coffey left at 10:07 p.m. during the discussion of correspondence.

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The meeting adjourned at 10:15 p.m. A detailed transcript of this meeting can be found on Tape(s) #35, 36 and 37. These minutes were prepared by Sherry Cole.