

MINUTES
SPECIAL MEETING
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
COMPREHENSIVE PLAN
SEPTEMBER 5, 2002

The Jefferson County Planning & Zoning Commission met on Thursday, September 5, 2002 at 7:00 p.m. with Arnold W. Dailey, Jr., President, presiding. Other Planning Commission members present were: Rosella Kern, Vice President, James Gibson, Secretary, Sam Donley, Renny Smith, Mark Schiavone, David Hammer, Russell Roper and Elizabeth Blake. Dean Hockensmith, Chris Stiles and David Mills were absent with notification. James Gross, Douglas Viara and Phillip Coffey were absent without notification. Stephen Bockmiller, Chief Planner, was the only staff present.

Mr. Dailey called the meeting to order at 7:05 p.m. The minutes of the September 3, 2002 meeting were reviewed. Mr. Hammer moved to approve the minutes, with amendments as discussed. Ms. Kern seconded the motion which carried unanimously.

With the rules suspended on this issue at the previous meeting and operating on a voice consensus basis, the Commission reviewed and revised Chapters 1 and 2 of the draft.

At the conclusion of the discussion, Mr. Hammer moved that all amendments as discussed and approved by consensus voice vote be officially adopted. Ms. Kern seconded the motion. There was no discussion and the motion passed unanimously.

A list of all changes adopted at this meeting can be found attached to these minutes as "Attachment A", except for the revised goals of the plan can be found attached to these minutes as "Attachment B".

There being no further business, Mr. Dailey adjourned the meeting at 10:20 p.m.. A recording of this meeting can be found on Tapes 83-85. These minutes were prepared by Stephen R. Bockmiller, Chief Planner.

ATTACHMENT A
CHANGES MADE TO THE DRAFT COMPREHENSIVE PLAN
PLANNING COMMISSION MEETING OF SEPTEMBER 5, 2002

1. Page 3, Column 1, Paragraph 1, 5th Sentence: add “or until such time as the County Commission determines to amend or revise this Plan.” to the end of the sentence.
2. Page 3, Column 1: Ms. Smith was tasked to find more pleasing wording to be inserted in “The Role of the Comprehensive Plan”.
3. Page 3, Column 1, Paragraph 2, 3rd Sentence: change ““on the books”“ to “in effect”, change “processed” to “filed”, and eliminate the rest of the sentence after “filed”.
4. Page 3, Column 1, Paragraph 2, 4th Sentence: replace “filter and consider” with “guide”.
5. Page 3, Column 2, Paragraph 2, 1st Sentence: replace “have significant numbers” with “have a significant number” and “Jefferson County should” with “Jefferson County may”.
6. Page 3, Column 2, Paragraph 3, 1st Sentence: replace “will” in the first line, with “may” and remove “in the future” from the fourth line.
7. Page 4, Column 1, Paragraph 3, 3rd Sentence: change “had little need for regulating the subdivision of land” to “generally not regulated the subdivision and development of land”.
8. Page 4, Column 1, Paragraph 3, 4th Sentence: remove sentence in its entirety.
9. Page 4, Column 2, Paragraph 1, Last Sentence: remove “by the Federal Government”.
10. Page 4, Column 2,: Mr. Schiavone is to work on a paragraph regarding the topography and geology of the County for insertion between paragraphs 1 and 2.
11. Page 5 and 6: Replace goals with those found in “Attachment B”.
12. Page 6 and 7: Replace bullets for the issues with numbers.
13. Page 6 and 7: Use exact wording for each issue as worded in the Tustian Report, including highlighted bullet headers.
14. Page 6, Column 1, Paragraph 1: Remove the second from the last sentence in its entirety.
15. Page 8, Column 1, Paragraph 4: Remove last sentence in its entirety.
16. Page 8, Column 2, Paragraph 2, 4th Sentence: remove “due to its flexibility”.
17. Page 9, Column 1, Paragraph 3, 1st Sentence: replace “inordinately” with “unreasonably”, and add “and assets” to the end of the sentence.

18. Page 9, Column 1, Paragraph 4, 3rd Sentence: add “shops and restaurants” before “etc.”, and change “educatable” to “educable”.
19. Page 9, Column 2, Paragraph 2, Staff was tasked to provide alternate wording for this paragraph.
20. Page 9, Column 2, Paragraph 4, last sentence: remove in its entirety.
21. Page 13, Column 1, Paragraph 2, 2nd Sentence: replace “slowed considerably” with “declined”.
22. Page 13, Column 1, Paragraph 4, 2nd sentence: change to read “Since much of the County’s increase in population is due to emigration from Maryland, Virginia and other locations, numerous variables will affect the demand for new housing in Jefferson County”.
23. Page 14, Column 2, Paragraph 1, 2nd Sentence: remove rest of sentence after “1970”.
24. Page 15, Column 1, Paragraph 1, Last Sentence: Remove in its entirety. This is the sentence that begins with “This statistic”.
25. Page 15, Column 1, Paragraph 3, 2nd Sentence: remove “but not nearly at the rate that the overall population is growing”.
26. Page 15, Column 2, Paragraph 1, 2nd Sentence: remove “only” before 41.8 percent.
27. Page 15, Column 2, Paragraph 2, 1st Sentence: remove rest of sentence after “35.3 percent of the population”.
28. Page 16, Column 1, Paragraph 2, 1st Sentence: replace “achievement” with “trend”.
29. Page 16, Column 2, Paragraph 1, Last Sentence: remove “Unfortunately, fully”.
30. Page 16, Column 2, Last Paragraph: Staff was tasked with finding replacement wording for this paragraph.
31. Page 18, Column 1, Bullet 1, 1st Sentence: add “in both facilities and curriculum” to the end of the sentence.
32. Page 18, Column 1, Bullet 2, 2nd Sentence: remove in its entirety.
33. Page 18, Column 2, Bullet 3, 3rd Sentence: replace everything in sentence after Harpers Ferry with “has become a bottleneck”.
34. Page 18, Column 2, Bullet 4, 1st Sentence: replace “may have some impact on” with “will affect”.
35. Page 18, Column 2, Bullet 5, Last Sentence: remove everything after “will continue”.
36. The Commission decided that it did want to reorder chapters 1 and 2, but would discuss

this at the next meeting.

ATTACHMENT B STATEMENT OF GOALS

The following list of general goals was prepared to serve as guidelines for the preparation of the Comprehensive Plan. The following goals are listed randomly, with no particular purpose as to their order:

- Encourage growth and development in areas where sewer, water, schools, and other public facilities are available or can be provided without unreasonable cost to the community.
- Promote growth and development that are both economically and environmentally sound.
- Promote the maintenance of an agricultural base in the County at a level sufficient to encourage the continued viability of farming in all its various forms.
- Encourage and support commercial, industrial, and agricultural activities to provide a diversified and sound local economy,
- Promote the conservation of the natural, cultural, and historical resources and the preservation of the County's scenic beauty.
- Advocate the maintenance and improvement of transportation systems so that people and goods can move safely and efficiently throughout the County.
- Promote a diversity of housing within the County.
- Support and protect private property rights while supporting and protecting overall public health, safety and general welfare.
- Promote a Planning and Zoning process that is understandable and straightforward, with ample opportunity for meaningful public input.
- Promote pedestrian friendly, livable communities.
- Promote inter-entity and inter-agency collection and exchange of information and cooperation on planning.