

MINUTES
SPECIAL MEETING
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
COMPREHENSIVE PLAN
AND ZONING ORDINANCE AMENDMENT SCHEDULING
SEPTEMBER 17, 2002

The Jefferson County Planning & Zoning Commission met on Tuesday, September 17, 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, Chris Stiles, Sam Donley, Renny Smith, David Hammer, Mark Schiavone, Russell Roper, Elizabeth Blake and James Gross. Dean Hockensmith, and David Mills were absent with notification. 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 7:00 p.m.

After discussion of available dates and facilities, Mr. Donley moved that the Planning Commission schedule a public hearing regarding proposed amendments to the Zoning Ordinance that would create definitions of adult uses and place a six month stay regarding the creation of adult uses in the County for November 7, 2002, to be located in the large courtroom in the courthouse. Mr. Schiavone seconded the motion, which passed unanimously.

The minutes of the September 11, 2002 meeting were reviewed. Mr. Schiavone moved to approve the minutes, with one amendment to the reorganization of Chapter 1, in which A Graying Community is removed from the order, with its ultimate location to be determined at a later date, and the chronologic breakdown of the study of the recordation of lots versus issuance of building permits be broken down into five year increments, instead of the four year span shown in the draft minutes. Mr. Hammer seconded the motion which carried unanimously.

With the rules suspended on this issue at a previous meeting and operating on a voice consensus basis, the Commission reviewed and revised pages 29 to 43 of Chapter 3.

At the conclusion of the discussion, Mr. Hammer moved that all amendments as discussed and approved by consensus voice vote at this meeting be officially adopted. Ms. Smith 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 .

There being no further business, Mr. Dailey adjourned the meeting at approximately 9 p.m.. A recording of this meeting can be found on Tapes 94 and 95. These minutes were prepared by Stephen R. Bockmiller, Chief Planner.

ATTACHMENT
CHANGES MADE TO THE DRAFT COMPREHENSIVE PLAN
PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2002

1. Double check census data regarding whether the chart on Page 14 is median or average.
2. Cut out redundancies in the water section.
3. Inconsistencies are noted in the water section. Make numbers consistent.
4. In the environment section, make mention of clean air, good soil, wildlife corridors (see 2nd column of page 40), and caves.
5. Page 29, 2nd column, 2nd paragraph, last sentence...remove period and extra spacing after 2020".
6. Page 30, 1st column, paragraph fragment add fecal coliform and fecal streptococcal bacteria after nitrates .
7. Page 30, 2nd column, paragraph fragment, last sentence: check to see if most water usage is from ground or surface resources.
8. Page 30, 2nd column, 1st paragraph: add water between non-transient and systems .
9. Page 30, 2nd column, 1st paragraph: clarify use of fire trucks to haul water and check to see if there are any other dry hydrants other than Shannondale Lake.
10. Page 30, 2nd column, 1st paragraph: Insert new recommendation that new locations for dry hydrants be identified, and new dry hydrants installed.
11. Page 30, 2nd column, 2nd paragraph: Change as follows: This section needs to be read in conjunction with the section on wastewater treatment. Both of these areas are closely related and changes in one can effect the other. Improperly constructed or poorly functioning wastewater disposal facilities will reduce the amount of clean water available for other uses. All methods of wastewater treatment produce liquid waste. These liquid wastes must be disposed of properly to ensure a safe drinking water supply in the future.
12. Page 31, 2nd column, bottom of page: Eliminate repetitive statement.
13. Page 33, 1st column, 4th paragraph: Eliminate 4th sentence. Eliminate only before 26", and eliminate 6th sentence.
14. Page 33, 2nd column, 1st paragraph: Check whether spring on Bakerton Road provides most of the water for Harpers Ferry/Bolivar, and fix number error - 7100 should be 7,100.

15. Page 34: Recommendation 3.5a should read: Reviewing and, where necessary, revising all applicable County Ordinances to incorporate the most up-to-date standards for well and septic construction and water quality testing as to allow the County to gather data. Remove recommendation 3.5b. Add new recommendation to create a public information brochure on the proper use and maintenance of wells and septic systems. Add new recommendation that recommends investigating the development of a functional water resources management plan.
16. Move section on Stormwater management to page 37.
17. Page 34, 2nd column, 2nd paragraph, 4th sentence: change 4 contamination via failing septic systems to other human activity . Remove last two sentences of paragraph.
18. Page 35: check spelling of sewerage.
19. Page 35, last paragraph of 1st column: Remove first sentence.
20. Page 35, 2nd column, 3rd paragraph: change traditionally to historically . Change wastewater treatment to wastewater disposal .
21. Page 37, 1st column, paragraph fragment, 2nd line: add economical between no and way .
22. Page 37, 1st column, 1st paragraph: Eliminate paragraph in its entirety.
23. Page 37, 1st column: Insert Recommendation 3.5 in front of Recommendation 3.6. Add new recommendation to 3.6 promoting alternate methods of sewerage disposal .
24. Page 38: Take appropriate paragraphs and insert at the beginning of the water and sewerage section.
25. Page 38, 1st column, 2nd paragraph: check 60% figure.
26. Page 38, 1st column, last paragraph: add other in front of Fecal Coliform
27. Page 38, 2nd column, paragraph fragment: reconstruct sentence as follows: Given the rapid, uncharted and diffuse flow of water through the aquiafer, the prominent reason or reasons for their presence or their origin may not be known.
28. Page 39, chart: Add labels and clarifiers. Chart has patterns that are not very distinguishable from one another.
29. Page 39, 2nd column, 3rd paragraph: Check to see if WV is a signatory to Chesapeake Bay cleanup agreements.
30. Page 39, Recommendation 3.7, change may want to to should

31. Page 40, Last two recommendations of 3.7: move 1st to water and sewer section. Check to see if a study addressing groundwater recharge areas exists.
32. Page 43, new recommendation: explore cooperation with land preservation organizations.