

MINUTES
SPECIAL MEETING
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
COMPREHENSIVE PLAN
OCTOBER 9, 2002

The Jefferson County Planning & Zoning Commission met on Thursday, October 3, 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, Russell Roper, and Clark Draper. Dean Hockensmith, David Hammer, Chris Stiles and David Mills were absent with notification. Richard Childs, Douglas Viara, Barbara Humes 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. With the rules suspended on this issue at a previous meeting and operating on a voice consensus basis, the Commission reviewed and revised pages 50 to 55 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. Mr. Schiavone 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 9:45 p.m.. A recording of this meeting can be found on Tapes 110 and 111. These minutes were prepared by Stephen R. Bockmiller, Chief Planner.

ATTACHMENT
CHANGES MADE TO THE DRAFT COMPREHENSIVE PLAN
PLANNING COMMISSION MEETING OF OCTOBER 9, 2002

Page 50 - Column 2 - Add wording regarding noise issues as a land use and need to look at non-farm use noise generation in all districts other than the IC District.

Page 51 - Column 1 - Change title to The Planning Process . Remove first two paragraphs and replace with a statement regarding Section 8-24-1 of the State Code. In paragraph 3, Begin second sentence with The County s land use.... . Add land owners after developers in the second to last line of 3rd paragraph. Last paragraph should read The Planning Commission has determined that comprehensive revision of the Ordinances are necessary, given that the volume and nature of changes proposed to these documents could caus the existing documents to become cumbersome and confusing.

Page 51 - Column 2 - In the second paragraph, add and land owner after average in first sentence and remove the use of the word activist . In the recommendation, remove wholistically and replace with in their entirety . Rewrite the first bullet as follows: They are written in clear and concise terms reducing the need for interpretation. Remove the entire section on complexity of the process .

Page 52 - Column 2 - In recommendation, remove everything after first parenthesis and add and provides clear rules for land owners guiding development. Remove everything in Public Documents, Information and Outreach up to recommendation 3.18, and replace with a simple statement that it is the intent of the Planning Commission to create a process that is transparent, open, clear, factual and easily understood by all parties.

Page 53 - Column 1 - Remove the DPZE from the beginning of the recommendation and end the first sentence with processes. . Begin second sentence with In . In first paragraph after recommendation, change have to has in second line and remove the material in parenthesis in the second to last line.

Page 53 - Column 2 - Add that applicants should be required to provide materials in electronic format ready for internet posting. In the first paragraph, begin 1st sentence with Technological . Remove is not a fancy map drawing program , but from middle of paragraph.

Page 54 - Column 1 - change 2nd line of 1st paragraph to is having a profound effect on land use planning at the County level. In paragraph 2, add and land owners after developers in the middle of the paragraph.

Page 54 - Column 2 - add what was after from in the fifth line from the end. In paragraph 2, add application of County subdivision and land development standards to point 2. Replace activists that to members who . In paragraph 3, change 1st sentence to A second event that occurred was the comprehensive plan revision process. Also move the last three words of the second sentence to be after activity .

Page 55 - Column 1 - remove urban from last sentence of first paragraph. In third paragraph, change tenfold to eight-fold . In the fourth paragraph, Change first sentence to The annexation dilemma has unduly complicated the County s comprehensive planning process. Change densities to policies and change purview to plan for to control .

Page 55 - Column 2 - Change first three lines of recommendation 3.23 to: The County should work with all municipalities to create a coordinated....