

AMENDMENTS TO THE JEFFERSON COUNTY SUBDIVISION AND IMPROVEMENT-  
LOCATION PERMIT ORDINANCES AS ADOPTED BY THE JEFFERSON COUNTY  
COMMISSION ON JUNE 25, 1998 TO BECOME EFFECTIVE JULY 1, 1998

The format for these recommendations is as follows:

1. Deletions are shown in [brackets].
2. Additions are underlined.
3. Explanations are provided as needed.

Improvement Location Permit Ordinance

Amend the sixth paragraph of Section 4.0, located on page 6, as follows:

Any application for the addition to or construction of a commercial, industrial, or multifamily facility shall be accompanied by a full site plan, except as described in the cases below. Site plans for communications towers are not eligible for these exceptions. Site plan requirements are referenced in Articles 4,5, 10 and 11 of the Jefferson County Zoning and Development Review System.

Subdivision Ordinance.

Amend Section 11.0, General, as follows:

Non-residential subdivisions shall be subject to all requirements of this Ordinance except those requirements which specifically intended for residences (e.g. Article 12. Lands for Parks and Schools). Site plan standards for communications towers shall conform with the provisions of Sections 11.1 and 11.2 of this Article except as exempted or amplified by Section 11.3.

Add a new Section 11.3 as follows:

Section 11.3 Site Plans For Communication Towers

a. Topographic Surveys

1. Section 8.1.b.14 shall apply to the actual site including buffers plus an additional 100 feet. Topography for the remainder of the site need only be adequate to resolve issues concerning lines of sight and related screening and aesthetics issues.

b. Entrances

1. Entrance from public roads to communications tower sites which serve no other commercial uses and no more than three residences may be as narrow as 12 feet in width at the property line and shall meet West Virginia Department of Transportation standards.
2. The entrance road shall have an all-weather gravel surface at least six inches deep and eight feet wide, per Section 8.2.a.17 of this Ordinance, for at least one-hundred (100) feet from the entrance with the public or subdivision road.

c. Parking

1. No delineated parking spaces need be shown on the Site Plan.

d. Landscaping and Screening and Other Site Amenities

1. Landscaping may be limited to perimeter vegetative screening suitable to the Staff.
2. The site is exempt from providing sidewalks.

e. Stormwater Management and Erosion and Sediment Control

1. Stormwater management and erosion and sediment control may be limited to control of runoff from the access road and the tower site, but excluding the vegetative screening area.