

Summary of Proposed Zoning Text and Map Changes  
recommended by staff as a result of comments received at the  
Planning Commission Public Hearing held on July 21, 2008

Jefferson County Planning Department

August 4, 2008

1. **Map revision recommended for Millville Quarry holdings.**

Staff recommends revising the draft zoning map to reduce land area zoned BP (approximately 1/2 of the current holdings of Millville Quarry) but retain portions of the site in business park use. Doing this would reduce BP zoned land by approximately 1,000 acres which would be added to the AG zone district. (see proposed change on revised zoning map)

2. **Map revision recommended for Franklin property.**

The site is virtually surrounded by Town lands and is well within the Townscape boundary. This site may have a limited future as a viable farm parcel. (see proposed change on revised zoning map).

3. **Recommended change** to add the following language to Section 6.204 D. "Lots located in the BP or GC districts that were platted and recorded, prior to the effective date of this ordinance, shall not be subject to the Class I and Class II historic sites buffer requirements contained in Article 5 of this Ordinance".

4. **Map revisions recommended for zoning of Benview subdivision.** Since the property is currently subdivided, was zoned for residential growth, and is now adjacent to sewer facilities, staff recommends a change in proposed zoning of the site from Estate (ES) to the Residential (RS) zone classification. (see proposed change on revised zoning map).

5. **Recommend change** to text as reflected in comments received by the Affordable Housing Partnership with the exception of the following:

- No change recommended to Section 5.203A2 which staff recommends remain as written.
- No change recommended to Section 5.204 which staff recommends remain as written.
- No change to Section 5.202B5

6. **Recommend change** to permit home uses in the Farmstead district by amending Table 2.201A.

7. **Recommend change** to delete Section 5.302 C to eliminate buffers from Category III Historic sites and structures

8. **Change recommended to Section 2.421C** to reduce land area requirement from 25 acres to 10 acres for Country Inns but only in the Estate District.
9. **change recommended** to add restaurants, dining facilities to banquet facilities to uses permitted in Country Inns in Section 2.421 C1 but limit seating capacity to 80, or 2 times the number of rooms, whichever is less.
10. **change recommended** to reduce setback to no less than 50' if a bufferyard of 0.7 opacity is provided. (This is an addition to Section 2.421C5).
11. **change recommended** to riparian buffer definition to reduce the riparian buffer width from 300' to 100' adjacent to the Shenandoah and Potomac Rivers when property is located within the Townscape boundary
12. **change recommended** to amend Section 2.416B limiting multi-family unit configurations in institutional residential developments to 1.5 times the allowed planned developments base density.