

# **PUTNAM COUNTY PLANNING COMMISSION**

**Tuesday, June 24, 2008**

**Putnam County Courthouse Courtroom 202**

## **MINUTES**

The Putnam County Planning Commission met on Tuesday, June 24, 2008 at the Putnam County Courthouse, 2<sup>nd</sup> floor courtroom, room 202.

David Powell, vice president, called the meeting to order at 7:00 p.m.

Roll call was taken and a quorum was present.

Members present: Jeffrey Brannon, Tom Calabrese, Sam Cunningham, Lynn Cvechko (arrived after roll call), C. P. Farley, Drew Garnes, Tom Hankins, Vic Mays, Steve Perry, David Powell, Barbara Reed, Gary Tillis, and Joseph Tyree.

Members absent: Glen Lovejoy and Sarah McCallister

Staff present: Sandy Mellert, Melissa Sargent, Judy Reedy, and Linda Bess.

Others present who signed in were: Janice Hechesky and Jimmy Calhoun.

### **APPROVAL OF MINUTES**

The minutes of the May 27, 2008 meeting were reviewed. It was noted that on Page One under Transportation Report for clarification the following words in italics and parentheses needs to be added to the end of item 1) pertaining to the \$30M Mason County section of US35: “*to construct four miles which will leave twelve remaining miles.*” Motion was made by Vic Mays and seconded by Joe Tyree to approve the minutes as amended. Motion carried unanimously.

### **INFRASTRUCTURE REPORT**

Commissioner Tillis reported the following: 1) funding on the \$3.5M water project that is expected to serve 184 customers is expected to be awarded Friday, June 27, 2008 and if so, construction will begin this summer; and 2) the Hometown Stormwater project first public hearing meeting was held with a \$5,000 grant expected to be awarded for that project.

### **TRANSPORTATION REPORT**

Commissioner Tillis reported results from the public meeting held June 5 by WV Division of Highways regarding the repairs and maintenance needed for the Winfield Bridge were as follows: 1) DOH was considering two options - either close the bridge completely for one construction season or have only one lane open for three construction seasons; and 2) DOH is anticipating implementing the first option, although the start date would not be until spring of 2010, after the US35 relocation from I-64 to the Buffalo Bridge has been completed.

## **PCDA REPORT**

Commissioner Tillis reported that Advantage Valley will be submitting a Work Force federal grant application for \$250,000 for our region, which includes Boone, Lincoln and Logan Counties and will be administering the funds once the grant is awarded.

## **CITIZEN CONCERNS**

There were no citizen concerns.

## **PUBLIC HEARING PROCEDURE**

David Powell gave a brief explanation of the rules for a public hearing.

## **RECONVENE DELIBERATION/ACTION ON PROPOSED SUBDIVISION - Tuscany Woods**

David Powell read into the record a letter from Roy Hamilton, DOXA, LLC, developer of Tuscany Woods, requesting that deliberation and action on Tuscany Woods, which was tabled at the April 22, 2008 and May 27, 2008 Planning Commission meetings, remain on the table until the July Planning Commission meeting. A copy of the letter is attached and made a part of these minutes.

Per Mr. Hamilton's request, deliberation and action on the proposed Tuscany Woods subdivision remains tabled until the July 22, 2008 Planning Commission meeting.

There was no discussion.

## **PROPOSED SUBDIVISION - Crystal Springs, Section II**

### ***Disclosure of Conflict***

No commissioner disclosed a potential conflict of interest with the Crystal Springs, Section II proposed subdivision.

### ***Public Hearing***

David Powell opened the public hearing for the proposed Crystal Springs, Section II subdivision.

#### **CRYSTAL SPRINGS, SECTION II**

Roger L. Gibson is the developer for the proposed Crystal Springs, Section II subdivision and Jimmy Calhoun is the engineer. The subdivision is a 19-lot subdivision to be developed on 26.1 acres as single-family residential. It is located 1.38 miles north of WV Route 34 on North Poplar Fork Road, Winfield.

Staff presented the summary and Findings of Fact, copies of which are attached and made a part of these minutes.

Discussion followed.

There were no developer comments.

There were no public comments.

There being no further questions or comments, David Powell closed the public hearing and reconvened the regular meeting.

***Deliberation and Action***

Discussion ensued with a question and answer session.

Motion was made by Vic Mays and seconded by Joe Tyree to accept and classify Crystal Springs, Section II as a major subdivision. Motion carried unanimously.

Staff presented Resolution 08-04, a copy of which is attached and made a part of these minutes.

Discussion followed.

Motion was made by Joe Tyree and seconded by Tom Hankins to accept and approve Resolution 08-04 as presented. Motion carried unanimously.

**PROPOSED SUBDIVISION - Virginia Meadows**

***Disclosure of Conflict***

Commissioner Drew Garnes disclosed a potential conflict of interest with the Virginia Meadows proposed subdivision and recused himself from the meeting. Mr. Garnes is the developer of this proposed subdivision.

***Public Hearing***

David Powell opened the public hearing for the proposed Virginia Meadows subdivision.

**VIRGINIA MEADOWS**

Drew Garnes is the developer for the proposed Virginia Meadows subdivision and Jimmy Calhoun is the engineer. The subdivision is a 40-lot subdivision to be developed on 11.33 acres as single-family residential. It is located on the left side of Virginia Avenue, 0.52 miles east from US Route 60, Culloden.

Staff presented the summary and Findings of Fact, copies of which are attached and made a part of these minutes.

Discussion followed.

There were no developer comments.

Public comments:

Janice Hechesky, abutting landowner, voiced concerns regarding drainage and presented a copy of a map of her property with the easements marked. A copy is attached and made a part of these minutes.

Jimmy Calhoun answered questions regarding the drainage plans.

Discussion followed.

There being no further comments or questions, David Powell closed the public hearing and reconvened the regular meeting.

### ***Deliberation and Action***

Discussion followed.

Motion was made by Vic Mays and seconded by C P Farley to accept and classify Virginia Meadows as a major subdivision. Motion carried unanimously.

Staff presented, and explained in detail, Resolution 08-06, a copy of which is attached and made a part of these minutes.

Discussion ensued with a question and answer session. During discussion it was noted that number 3 on Resolution 08-06 states that “no construction shall begin nor lots conveyed until the City of Hurricane approves the drainage plan.”

Motion was made by Joe Tyree and seconded by Barbara Reed to accept and approve Resolution 08-06 as presented. Motion carried unanimously.

Drew Garnes returned to the meeting.

## **PROPOSED SUBDIVISION - Durham Court**

### ***Disclosure of Conflict***

No commissioner disclosed a potential conflict of interest with the Durham Court proposed subdivision.

### ***Public Hearing***

David Powell opened the public hearing for the proposed Durham Court subdivision.

#### **DURHAM COURT**

Stephen Hodges Home Builders, Inc. is the developer for the proposed Durham Court subdivision and Jimmy Calhoun is the engineer. The subdivision is a 5-lot subdivision to be developed on 1.4 acres as single-family residential. It is located on the right side of Teays Lane, 0.2 mile from WV Route 34, Hurricane.

Staff presented the summary, Findings of Fact, copies of which are attached and made a part of these minutes.

Discussion followed.

There were no developer comments.

Public comments:

John Shannon expressed concerns regarding current traffic issues in the Teays Lane area. Mr. Shannon wanted to know what kind of impact study was going to be done for this project because of the additional traffic.

There being no further questions or comments, David Powell closed the public hearing and reconvened the regular meeting.

### ***Deliberation and Action***

Discussion ensued. John Shannon was allowed to make further comments regarding the traffic issue even though the public hearing had already been closed.

Motion was made by Vic Mays and seconded by Tom Hankins to accept and classify Durham Court as a major subdivision. Discussion ensued. Motion carried unanimously.

Staff presented Resolution 08-05, a copy of which is attached and made a part of these minutes.

Discussion ensued with the traffic concerns being discussed.

Motion was made by Tom Hankins and seconded by C P Farley to accept and approve Resolution 08-05 as presented. Motion carried unanimously.

John Shannon was again allowed time to speak. He requested information regarding the specific requirements for when the planning commission requires a Traffic Impact Study. He stated that he feels that with the addition of this subdivision on Teays Lane, a Traffic Impact Study should be required and the road should be widened. Mr. Shannon also stated that he believes the planning commission picks and chooses indiscriminately when they require Traffic Impact Studies.

Extensive discussion ensued with Mr. Shannon, the commissioners, and staff. Staff explained that each subdivision is reviewed individually by the planning commission because the number of lots vary in each case as well as the width and condition of the existing access roadway. The WV Division of Highways also provides assistance in the decision.

John Shannon expressly stated again that he feels that with the addition of this 5-lot subdivision on Teays Lane, a Traffic Impact Study should be required and the road should be widened at the developers expense. Mr. Shannon disagreed with the certified site plan which shows Teays Lane is sixteen feet wide and stated that Teays Lane is less than that width.

## **REZONING REQUEST - Gary & Penny Young - Tax Map 213 Parcel 82.5 from I-1 to C-2**

### ***Disclosure of Conflict***

No commissioner disclosed a potential conflict of interest with the rezoning request by Gary and Penny Young to rezone parcel 82.5 on tax map 213 from I-1, Light Industrial to C-2, High Density Commercial.

***Public Hearing***

David Powell opened the public hearing for the rezoning request by Gary and Penny Young to rezone parcel 82.5 on tax map 213 from I-1, Light Industrial to C-2, High Density Commercial.

Staff presented the Findings of Fact, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

There were no petitioner comments.

There were no public comments.

There being no further questions or comments, David Powell closed the public hearing and reconvened the regular meeting.

***Deliberation and Action***

Discussion ensued with a question and answer session.

Motion was made by Joe Tyree and seconded by C P Farley to recommend County Commission approve the rezoning request by Gary and Penny Young to rezone parcel 82.5 on tax map 213 from I-1, Light Industrial to C-2, High Density Commercial as presented. Motion carried unanimously.

This recommendation will be presented to the County Commission in a public hearing scheduled for Tuesday, July 1, 2008 at 9:15 a.m.

**VIOLATIONS REPORT**

There were no violations to report.

**ADMINISTRATIVE SUBDIVISION REPORT**

Staff provided a summary of the May 2008 administrative subdivision approval for the following parcels:

- Paul Coyner - 1 lot; 0.46 acres; located at 239 Poplar Fork Road, Scott Depot
- Steve Baker - 1 lot; 4.24 acres; located on Route 60, Hurricane
- John Summers - 1 lot; 0.53 acres; located on Route 35, Winfield
- Larry Diehl - 1 lot; 0.25 acres; located at 120 Carls Lane, Scott Depot

**FINANCIAL REPORT**

Staff presented the financial report for May 2008. There were no comments or questions.

**MONTHLY REPORT**

Staff presented the monthly report for May 2008 summarizing the building/zoning permit approvals. There were no comments or questions.

**STAFF REPORT**

Staff reported that 1) Nicki Barnette is currently attending a training session for Hazard Mitigation Plans; 2) application has been received for Given Office Park next to Dr. Given's current office; 3) WV Division of Highways has approved, and will be constructing, the access road from Liberty Park Drive to the relocated US35, which will connect US35 to WV34.

**OLD BUSINESS**

There was no old business to discuss.

**NEW BUSINESS**

There was no further new business to discuss.

**ADJOURNMENT**

Motion was made and seconded to adjourn. Motion carried unanimously. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

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Linda Bess, Secretary

Attest: \_\_\_\_\_  
Presiding Officer

Minutes were approved: \_\_\_\_\_