

UNAPPROVED MINUTES
PLANNING COMMISSION

August 15, 2012

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, at 7:00 p.m., on August 15, 2012, there being present the following members of said Commission, to wit: Vicki G. Daulton, Bruce N. Thomasson, and Samuel R. Carter, III (Terrance D. Murphy and Jimmy W. Robertson – absent); with Vicki G. Daulton, Vice Chair, presiding; together with James E. Taliaferro, II, Assistant City Manager and Executive Secretary, ex officio member of said Commission; Melinda J. Payne, Director of Planning and Development; Charles E. Van Allman, Jr., City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; Mary Ellen Wines, Deputy Zoning Administrator/Secretary; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSION MEMBER THOMASSON, SECONDED BY COMMISSION MEMBER CARTER, AND DULY CARRIED, the minutes of the regular meeting and work session held on July 11, 2012, were approved as written – the roll call vote: all present - aye.

In re: Request for preliminary and final approval of a proposed subdivision plat filed by North Oaks LLC, property owner, for Section III, North Oaks, to be located on Deer Run Circle (P/O Tax Map #40-1-3)

The Executive Secretary reported the Commission had received a request for preliminary and final approval of a proposed subdivision plat filed by North Oaks LLC, property owner, for Section III, North Oaks, to be located on Deer Run Circle (P/O Tax Map #40-1-3); and

WHEREAS, staff noted the following: the subject property consists of one parcel located on Deer Run Circle; the parcel is approximately 8.9 acres and is mostly vacant; it is bordered on the north by Interstate 81; the property is currently zoned RSF; this request is for an approval of the third section of the existing subdivision plat; the overall master plan for the subdivision was approved in 2002; and this section contains 17 lots and approximately 5.1 acres left for future development; and

WHEREAS, Mark Henrickson of Henmark Inc., property owner, appeared before the Commission explaining the request to subdivide the property; he noted that he is one of the partners in North Oaks LLC; he further noted that this section of the subdivision was approved in the overall master plan in 2002, but that they are now ready to start construction of this phase so they are requesting approval of the subdivision plat; and

WHEREAS, Vice Chair Daulton asked staff if they are satisfied with the plan as far as stormwater management, etc., and Chuck Van Allman noted that they are comfortable with the plan; and

WHEREAS, no other person(s) appeared related to said request; and

ON MOTION MADE BY COMMISSION MEMBER CARTER, SECONDED BY COMMISSION MEMBER THOMASSON, AND DULY CARRIED, the request for preliminary and final approval of a proposed subdivision plat filed by North Oaks LLC, property owner, for Section III, North Oaks, to be located on Deer Run Circle (P/O Tax Map #40-1-3) is hereby approved; further, the Executive Secretary and City Engineer are hereby authorized to endorse such final approval on said final plat in accordance with The Code of the City of Salem, Virginia – the roll call vote: all present - aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:05 p.m.

Executive Secretary

Vice Chair