

MORGAN COUNTY PLANNING COMMISSION  
AGENDA

December 9, 2014  
7:00 p.m.

Regular Meeting

- I. OPEN MEETING
- II. MEETING MINUTES – Meeting held September 23, 2014
- III. PRELIMINARY PLAT PUBLIC HEARING – PLANNED UNIT DEVELOPMENT

A. Oakland Overlook Subdivision/Dollar General

Owned and Developed by: Cacapon Associates & Cross Development LLC  
Located: Intersection of Rt. 522 & Oakland Road

Project Description: A re-platting of an existing single-family subdivision, Oakland Overlook (approved in 2007), to allow for commercial development. This proposal is a Planned Unit Development to allow for the construction of a Dollar General Store within the subdivision. The re-plat proposal consists of 9 lots totaling 8.07 acres. The commercial development lot size is 2.50 acres. The 8 remaining single family subdivision lots total 5.56 acres and the current lot sizes are to remain the same.

Waiver Requests:

1. Requesting approval of the PUD without final State and County permits.
  - Morgan County Health Department Well Permit
  - WVDEP/WV Dept. Of Health Revised Sewage Permit
  - WVDOH Entrance Permit (Revision of old to allow for Commercial development/New entrance permit for Store
  - WVDEP NPDES Permit
  - EPCD Sediment & Erosion Control Review
2. Waiver of minimum lot size. Remaining residential lots will not be changed and are to be grandfathered in.

IV. DISCUSSION/PRESENTATION

- A. Larry Lower, Streetscapes Committee  
Development in Warm Springs Run Watershed Green Infrastructure Grant Program
- B. Kate Lehman, Warm Springs Run Watershed Association  
Trees and their role in Green Infrastructure