

**TOWN OF WEST POINT
PLANNING COMMISSION MINUTES
February 2, 2011**

I. Call to Order at 5:00 pm

The West Point Planning Commission held its regularly scheduled meeting on Wednesday, February 2, 2011, at 5:00 p.m. Chairman Diggs called the meeting to order.

Members Present: Paul Diggs, Chairman
James Vadas, Vice-Chairman
Stan Brewer
Wayne Healy
James H. Hudson, III
Mary Montague Sikes

Members Absent: Daniel Hockenberger

Also Present: Andrea G. Erard, Esq., Town Attorney
Holly N. McGowan, Community Development Dir. Charlotte G. Scanlan,

Secretary

II. Review of Agenda

There were no changes.

III. Citizens Address the Commission

A. Citizens Address the Commission

Chairman Paul Diggs opened the floor for any citizen to address the Commission on any subject. There being none, the Citizens Address portion of the meeting was closed.

B. Public Hearing for Case #SUP-2010-02.

Chairman Diggs opened the floor for any citizen to address the Commission on the public hearing for Case # SUP-2010-02/Pete Henderson Townhouses/Patriot Village.

Mr. Pete Henderson, 400 Angus Lane, Williamsburg, Virginia owner of Patriot Village Townhouses stated with the state of the economy it has become harder to sell the units. He stated that in order for the project to continue to move forward, the completed units needed to generate income; and if the units are rented, then the rental ratio would be above the required 75% owned and 25% rental as stated in the conditions. Mr. Henderson stated it had become a hardship to stay within the conditional requirements; therefore, Mr. Henderson requested that condition No. 12 be totally removed from the special use permit.

Chairman Diggs asked if there were anyone else who wished to speak to Case # SUP-2010-02/Pete Henderson/Patriot Village Townhouses. There being none, Chairman Diggs closed the public hearing.

Ms. McGowan, Community Development Director, presented a request from Pete Henderson to amend the Special Use Permit issued in 2007 for Patriots Village / Pete Henderson Townhouses.

Ms. McGowan stated that originally condition number 12 was written as "by agreement of the applicant 75% of all of the townhouses shall be owner occupied." Mr. Henderson requested that condition number 12 be completely removed.

The Commissioners discussed various options for adjusting condition item No. 12.

Commissioner Vadas asked Mr. Henderson if he had any thoughts on the direction of thought that the Commission was going?

Mr. Henderson stated that it remained their goal to sell all the units. He also informed the Commission that they were keeping their model open and keeping a realtor there on a regular basis. Mr. Henderson also pointed out to the Commission that the Commission had the opportunity to implement the same condition on the New Delaware project and did not do so. He found this inconsistency confusing and then requested that the Commission totally omit condition No. 12.

The Commission explained to Mr. Henderson that the Patriot Village project required a Special Use Permit and that the New Delaware project did not.

Commissioner Stan Brewer made a motion to completely remove item No. 12 from the list of conditions as stated in the Special Use Permit. Commissioner Vadas seconded. Upon roll call vote, Commissioners Healy, Vadas, Brewer, all voted "Aye." Commissioner Sikes and Chairman Diggs both voted "Nay". Commissioner Hudson abstained. The motion passed, with a vote of 3-2 and one "abstention."

IV. New Business

None

V. Old Business

None

VII. Committee Reports

A. Town Council Meeting

Commissioner Hudson reported on the January 31, 2011 Town Council meeting.

B. BZA/Wetlands Boards Meetings

Ms. McGowan reported there were no items for discussion; therefore, there were no meetings held on January 18, 2011.

VIII. Adoption of Minutes

Commissioner Sikes made a motion to adopt the minutes of the January 5, 2011 meeting and the January 5, 2011 work session as written. Commissioner Brewer seconded. Upon roll call vote, Commissioners Sikes, Hudson, Healy, Brewer, Vadas and Chairman Diggs, all voted "Aye." The motion passed.

IX. Set Next Meeting Date:

Chairman Diggs set the next regularly scheduled meeting date to be March 2, 2011, at 5:00 p.m.

X. Motion to Adjourn

Chairman Diggs declared the meeting adjourned.

Approved _____ / _____ / _____

Paul Diggs, Chairman
West Point Planning Commission

Commissioner's Terms

Paul Diggs	843-4052	6/30/2011	pdiggs@schnabel-eng.com
Stan Brewer	843-2563	6/30/2013	brewer.stanley@gmail.com
Wayne Healy	843-4949	9/30/2014	wwhealysr@cox.net
James H. Hudson, III	843-3262	6/30/2014	jhudson@west-point.va.us
Daniel Hockenberger	380-0471	9/30/2013	danhock@cox.net
Mary Montague Sikes	843-3284	9/30/2012	monti7olen@verizon.net
James E. Vadas	843-4082	9/30/2012	jvadas@cox.net