Work Session
(Valley Engineering)
December 15, 2003

Jim Shaw, Senior Planner with Valley Engineering, appeared before Council to discuss the Dentons' additional development of Elkwood. The first section of the approximately 300 acres in Elkwood was developed in the late 1970's and early 1980's. For a number of reasons, development discontinued at that time. In 1996 or 1997, interest to resume the project surfaced. Conflict with Town Code again stalled the project. The following Council members were present:

PRESENT	ABSENT
W. E. Printz	J. T. Dean
C. H. Murphy	
T. Pence	
L. Sigafoose	
R. L. Snow	

Todd McCoy, Director of Public Works/Zoning Administrator, and Richard Carey, Clerk of Council, were also present.

Town Attorney Nathan Miller, Council member Workman, Richard Pullen, Chief of Police, and Faye Vickers, Treasurer, arrived during the meeting.

The Dentons now wish to develop the East end of Sweetgum. Originally designed as a school site, the new subdivision consists of 36 single family lots. Water pressure and traffic flow stalled the project again.

Mr. Shaw now has a preliminary sketch which would have an entrance on Route 340, North of the current entrance to Elkwood. This section would contain 56 townhouses and 33 single family lots. A booster pump would need to be installed and the sewer would be gravity flow to a main line installed by the developer. Storm water would be channeled into a ravine. Retention pond(s) would be required because State law forbids more water runoff after development than existed prior to development.

It was agreed that the construction of a water loop would benefit all, thereby eliminating the expense of the booster pump. The owners would like to revisit the Master Plan because over a 30 year period, housing needs, VDOT standards, and water runoff, for example, have changed.

Steve Kite was very concerned about additional storm water runoff.

As there were no additional comments, the meeting adjourned.

Mayor: Wayne E. Printz
Wayne E. Printz, Mayor

Recorder: Richard D. Carey
Richard D. Carey, Clerk