

## Work begins on 203-home subdivision in Jefferson County

Richard Belisle Mar 2, 2017 Updated Mar 3, 2017



by Kevin G. Gilbert/Chief Photographer

Construction vehicles are in place for a large Aspen Greens development begun along Flowing Springs Road near Charles Town, W.Va.

CHARLES TOWN, W.Va. — Fluttering flags lining Flowing Springs and Country Club roads north of Charles Town signify the coming of Aspen Greens, a 203-unit single-family home subdivision on 110 acres.

Construction of a model home will begin in April, said Matt Powell, a spokesman for Dan Ryan Builders.

Grading of the 20-acre first phase is under way, and a concrete entrance along Country Club Road is visible.

Earth-moving equipment has started grading work on the 26-acre second phase along Flowing Springs Road

Twenty homes will be built in the first phase, Powell said.

“We’re taking calls for lots in the first section,” he said.

Construction of 26 homes in the second phase will begin later this year or early next year.

Jefferson County (W.Va.) Planner Jennifer Brockman said approved plats for the subdivisions had to be reactivated by their developers. Roderick Planes LLC of Frederick, Md., allowed construction to begin construction at will.

She said some developers with approved plats will have to start the process over because they let them expire due to the economic downturn in 2006 and 2007.

Chief County Engineer Roger Goodwin said some developers are just finishing building out their current subdivisions and don't plan to begin new ones until the economy picks up.

Roderick Planes sells Aspen Greens lots to Dan Ryan Builders, which then will sell them to homebuyers, Brockman said.

The Jefferson County Public Service Water District will supply water to the development.

Sewer service will be provided by the Jefferson County Public Service District, said Susanne Lawton, the utility's executive director. She said it will require more than 1,400 feet of pipe to hook up the Aspen Greens homes.

Roderick Planes also is paying to install 1,845 feet of 8-inch pipe from the development under Country Club Road, and connect it to the sewer system at the existing 281-home Breckinridge housing development off Job Corps Road.

The county's impact-fee law allows it to collect \$6,347 for every lot sold in Aspen Greens.

The county commissioners eliminated impact fees on commercial projects two years ago, and reduced those for residential construction from about \$13,000 per lot.

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