

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Brad Hart, P. E., Withers & Ravenel, Inc., on behalf of Windjam 23, LLC, developers of “**The Hamptons**” Subdivision, for a revision to the subdivision development schedule.

ATTACHMENTS: 1. Letter from Brad Hart, P. E., Withers & Ravenel, Inc., dated May 11, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

January 17, 2006: The Board of County Commissioners approved sketch design of ‘The Hamptons’, consisting of 89 lots on 183 acres, located off S. R. 1700, Mt. Gilead Church Road.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The Subdivision Regulations states in Section 4.2, General Procedures, B (4), Time limit on validity of sketch design approval, “Approval of a sketch design shall be valid for a period of six (6) months following the date of sketch approval by the Board of County Commissioners. There shall be no extension of sketch design approval. If sketch design approval expires the subdivision shall not be considered for preliminary approval until the unless another sketch design approval is granted according to applicable regulations and appropriate additional administrative fees are paid. *This time limit on the validity of sketch design approval shall not apply for Planned Unit Developments, referred to as Planned Residential Developments, and subdivisions of more than 50 lots. Sketch design approval shall not expire for developments in these categories provided the development continues according to the overall time schedule established at the time of sketch review.*”

At the time of sketch review, the developers submitted a development schedule, which was approved along with the sketch design. This development schedule stated that construction (roadways, water lines, etc.) was proposed to commence in June, 2006 requiring preliminary design approval to be obtained prior to June, 2006. Due to delays experienced in obtaining required permits from various agencies, the developer is not able to meet this deadline and is requesting a revision to the previous development schedule. See attachment # 1 above.

The request seems reasonable.

RECOMMENDATION: The Planning Department recommends granting the request to revise the development schedule.