

PLANNING & ZONING REVIEW NOTES

IX. A.

Note: This issue was deferred during last month's Planning Board meeting. Below are the notes from that meeting.

SUBJECT: Request by Phreddie D. Popp for a subdivision appeal of decision on **Burnette Mountain Estates, LLC**, located off SR-1700, Mt. Gilead Church Road, Baldwin Township.

ATTACHMENTS:

1. Appeal application and text.
2. Colored copy of map and pictures.
3. Copy of County Commissioners Agenda Abstract, dated June 19, 2006.
4. Copy of minutes from June 19, 2006 County Commissioner meeting.

INTRODUCTION/BACKGROUND/ PREVIOUS BOARD ACTIONS:

On June 19, 2006, the Board of County Commissioners approved a request by the applicant for a fourth (4th) lot on a private easement. Condition # 2 of approval stated "The entire length of the easement serving the newly created 4th lot, shall be upgraded to a 16 foot wide travel way with 4 inches of crush and run stone. Said upgrade shall be verified by a licensed road builder, surveyor, engineer, etc. prior to plat being recorded." See attachments 2 & 3.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The request before the Board at this time is an appeal from Condition # 2 of the previous approval. The applicant, Ms. Popp, is requesting not to be required to improve portion 'A' of the easement to a 16 foot wide travel way with 4 inches of crush and run stone; but to begin the improvement where portions A and B join to become C as shown on attachment # 2. Ms. Popp's text explains the current request.

The request to upgrade the easement to a 16 foot wide travel way with 4 inches of crush and run stone beginning at portion C of the easement to extend to Lot 4 seems reasonable.

RECOMMENDATION: The Planning Department recommends granting approval of the request to upgrade the easement to a 16 foot wide travel way with 4 inches of crush and run stone beginning at portion C of the easement to extend to Lot 4.