

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by Chatham Landholdings, LLC for sketch design approval of “**Terrell’s Ridge Subdivision**”, consisting of 106 lots, on 206 acres, located off SR-1540, Jones Ferry Road, Baldwin Township.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS: The Planning Board recommended approval of Terrell’s Ridge unanimously with conditions. During the Commissioners’ meeting April 16 some Planning Board members expressed concern about the development and the Commissioners sent the request back to the Planning Board as well as to the Environmental Review Board. The Commissioners have 45 days from their April 16 meeting (until May 31) to make a decision on the request. The Board of Commissioners expressed concern about traffic on Jones Ferry Road and an interest in having a traffic impact analysis performed.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developers have been attending meetings of the Environmental Review Board (ERB) and following the Commissioners meeting April 16 have considered the uncertainty of the review process on their project. Section 4.2 B. (4) of the Subdivision Regulations addresses the time limit on validity of sketch design approval, which is normally 12 months. The Regulations read as follows: “This time limit on the validity of sketch design approval shall not apply for Planned Unit Developments, also referred to as Planned Residential Developments, and subdivision 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.” The ERB has not determined what they want included in the environmental assessment. Therefore the time needed to complete the assessment, incorporate those findings into the design and permit applications, then receive other agencies’ required permit approvals is unknown and could easily be more than twelve months. Due to the above and since Terrell’s Ridge is more than 50 lots the developers have submitted a proposed development schedule for consideration and approval. It is posted on the Planning page of the County web site with other items related to Terrell’s Ridge. If the Planning Board is in agreement with the schedule then the request can remain on the consent agenda.

RECOMMENDATION: It is the Planning Department recommendation that the Planning Board reaffirm their previous vote on this issue with inclusion of the development schedule proposed by the applicant. This action may be accomplished by a vote on the issue on the consent agenda or by voting on it separately following discussion.