

PLANNING & ZONING REVIEW NOTES

VI. A.

SUBJECT: Request by Steve F. Yuhasz, ENT Land Survey, Inc. on behalf of Bruce Curtis, for an extension of final plat submittal for “Arcadia Subdivision” to extend the final plat submittal date from January 17, 2009 to January, 17, 2010.

ACTION REQUESTED: See Recommendation.

ATTACHMENTS: 1. Request letter from Steve F. Yuhasz, ENT Land Surveys, Inc., dated July 10, 2008.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: RA-40 Water Source: private wells
Watershed District: WSIV-PA Sewer Source: private septic
Within 100 year flood plain: No

The Board of County Commissioners approved the preliminary plat, consisting of 13 lots on 57 acres, on July 16, 2007. Per the Subdivision Regulations, the developer has 18 months from the date of preliminary plat approval to submit the final plat. Section 4.2 (C) (5) of the Subdivision Regulations states “*If the developer is unable to complete the improvements required for final approval within the specified time, he may present in writing to the Planning Board a request for an extension of time setting forth the reasons for the extension. The developer shall submit his request at two regularly scheduled Planning Board meetings prior to the date preliminary approval expired and no less than thirty (30) days prior to the expiration of preliminary approval. In the event such an extension is recommended by the Planning Board and/or granted by the Board of County Commissioners, the Board of Commissioners shall state the time limit of the extension which shall be recorded in the minutes of the Board of Commissioners.*” Due to the number of lots, this development did not qualify for a development schedule.

The one condition of preliminary plat approval was “*30 foot buffers to be provided on either side of the ephemeral stream as labeled “C” on NCDWQ’s stream determination dated July 11, 2007.*”

There is to be no road building activity at the stream location on the entrance road until the required stream crossing permits are approved from the applicable agencies.”

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Steve Yuhasz, Surveyor, is requesting on behalf of the developer, Bruce Curtis, to extend the final plat submittal deadline from January 17, 2009 to January 17, 2010. Per the developer, his soil scientist and engineer have been working with NCDWQ to obtain the required stream crossing permits for two locations where intermittent streams impact the proposed public roadway since receiving preliminary approval in July, 2007. The developer and his engineer will be available at the Planning Board meeting to answer any questions the Board may have. The developer thinks they may have the permits in the fall of 2008 and is concerned about being able to build the required infrastructure within the current allowed time frame (prior to January 17, 2009).

The request seems reasonable.

Re: Arcadia Subdivision

RECOMMENDATION: The Planning Department recommends granting an extension of final plat submittal for “Arcadia Subdivision” to extend the final plat submittal date from January 17, 2009 to January, 17, 2010.