

..TITLE

Request by Wade Davis for a twelve (12) month extension of the preliminary plat approval for "Wade Davis" consisting of two (2) lots on 10.038 acres, creating the fourth lot on a private easement, located off S. R. 1716, Big Woods, Williams Township, parcel number 19583.

..ABSTRACT**Action Requested:**

Request by Wade Davis for a twelve (12) month extension of the preliminary plat approval for "Wade Davis" consisting of two (2) lots on 10.038 acres, creating the fourth lot on a private easement, located off S. R. 1716, Big Woods, Williams Township, parcel number 19583.

Introduction & Background:

This is request for a 12 month extension of preliminary plat approval by Wade Davis to add a fourth lot on an existing easement that was approved on January 26, 2009. The expiration date for the approval is July 26, 2013 and this includes the additional time provided under the permit extension act. The project is reviewed under the pre-December 2008 Subdivision Regulations.

Discussion & Analysis:

There were five conditions added to the preliminary plat approval in 2009, three have been satisfied and the two remaining conditions address completion of the road and granting final plat approval to staff (see attachment number 2). Mr. Davis' letter indicates that housing market conditions resulted in the delay and that with conditions improving he intends to complete the project. Environmental Health permits were revised on April 29, 2013 and copies are on file. The Corps of Engineers 404 and North Carolina Division of Water Quality 401 permits have expired (electronic copies can be viewed on the county website with the 2009 approval); however, Mr. Davis' letter indicates applications have been submitted to renew both of them.

As previously noted, this project is reviewed under the Pre-2008 Subdivision Regulations and was processed as a major subdivision request. Under the current regulations, this type of request would be processed as a minor subdivision and reviewed administratively. Mr. Davis was made aware of this option, but chose to request the extension to avoid having to start under a new application process.

The Planning Board reviewed the request on 6/4/13. Mr. Davis, applicant/owner, along with the road builder, Ricky Beal, were present to answer any questions from the Board. There were no questions for the applicant.

Recommendation:

Planning staff recommended granting approval of the request for a twelve month extension of preliminary plat approval. The Planning Board by a vote of 7-0 voted to recommend approval of the request for a twelve month extension of preliminary plat approval setting the new expiration date as July 26, 2014.