

..TITLE

Vote on a request to approve Lewis Metty Development, Inc for an extension of the subdivision preliminary plat expiration for Cedar Mountain, Phase 3 to extend the date from January 16, 2016 to January 16, 2018.

..ABSTRACT

Action Requested:

Request by Lewis Metty Development, Inc for an extension of the subdivision preliminary plat expiration for Cedar Mountain, Phase 3 to extend the date from January 16, 2016 to January 16, 2018.

Introduction & Background:

Zoning: R1

Watershed: WSIV-PA

Water Source: Private wells

Septic: on-site and off-site private

Acreage: 163 acres

Within 100 year flood plain: No

Cedar Mountain Subdivision received preliminary plat approval by the Board of County Commissioners on 7/16/07 and consisted of 65 lots. To date 24 lots have received final plat approval in Cedar Mountain Phases I and II. All 24 lots have been sold. Of the 24 lots that have sold in Phases I and II, 18 have completed homes and 3 are under construction. The roadway is proposed to be a public, state maintained road, the lots sizes range from 1.50 acres to 8.40 acres with a 2.3 acre average. On September 16, 2013, the developer requested and received an approval for a 24 month extension from the Board of Commissioners to extend the preliminary plat expiration date from January 16, 2014 to January 16, 2016. **The current preliminary plat expiration date for the 41 remaining lots is January 16, 2016.** If an extension request is not granted or the final plat for the remaining 41 lots is not submitted prior to the expiration date, the subdivision approval will expire and any future subdivision requests will be processed under the current Subdivision Regulation requirements. This project is currently reviewed under the pre-2008 Subdivision Regulations.

Discussion & Analysis:

The developer is requesting an extension of the preliminary plat expiration date for Cedar Mountain to extend the date from January 16, 2016 to January 16, 2018. See the extension request letter, attachment #1. Per a letter received from Samir W. Bahho, P. E., the NCDOT permit is still valid and is currently being modified because of a small road realignment is proposed Phase III of Cedar Mountain. Once the revision permit has been received from NCDOT, the developer will submit for final plat approval for a section of Cedar Mountain, Ph III, consisting of 10 lots. The erosion control permit has been renewed for a portion of the Phase III area. The balance of the project not covered under the land disturbing permit, dated 3/17/15 will be renewed/reissued prior to any additional land disturbing activity.

The Planning Board met on August 4, 2015 to discuss the request. Kirk Metty, developer was present to answer questions. The Board did not have any questions.

The Planning Department did not make a recommendation on the request as this is a policy decision to be made by the Board of County Commissioners.

Recommendation:

The Planning Board by unanimous vote recommends the request for a twenty-four months extension. The Planning Department requests that the developer provide staff with copies of any new or renewed permits prior to any land disturbing activity.