

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 23, 2017

MR. STRODTMAN: At this time, I would like to ask any Commissioner who has had any ex parte communications prior to this meeting related to this case, Case 17-15, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Thank you.

Case No. 17-15

A request by Crockett Engineering Consultants (agent) on behalf of Tompkins Homes and Development, Inc. (owner) for approval of a 19-lot final plat of R-1 (One-family Dwelling District) and PUD (Planned Unit Development) zoned land, to be known as "Barcus Ridge, Plat No. 3". An associated variance to Section 25-53 regarding creation of tier lots on previously platted property is also requested. The 16.83-acre subject site is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane.

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the final plat for "Barcus Ridge, Plat No. 3", with the requested variance.

MR. STRODTMAN: Thank you. Commissioners, any questions for staff? Yes, Ms. Loe?

MS. LOE: Mr. Smith, I'm just curious why do -- why are tiered lots not permitted on previously platted?

MR. SMITH: Previously platted lots? Yeah. So I think the rationale there is that once a property is developed, the evaluation should occur at the initial platting to determine whether or not tier lots are required, and if that's the case, then they would be permitted. Typically, I think you want to refrain from doing a reevaluation after a subdivision and a neighborhood has been established with a certain type of lot layout to then come back and split, say, a deep lot into two lots that stack -- that are stacked upon each other, which would be your typical residential tier lot kind of configuration. It's not something that's permitted, and I think there's a lot of reasons for that. It's not necessarily inherently -- I would say that it's a general philosophy that stack lots are something you don't necessarily want to see perpetuated without specific reasons, so there are a lot of reasons that you wouldn't want to see those basically repeated over and over. You have service issues with basically long tiers going back to lots that are hidden behind other lots. You have the fact that you are having residential homes stacked upon one upon the other, privacy issues, but I think it's generally just a -- not a best practice in the subdivision world. So they're not necessarily something that are prohibited, but we want them evaluated at the initial stage of platting. I'm sorry. That might be long, rambling answer, but that's generally --

MS. LOE: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? As I see none. This is a subdivision matter. As in past practices, we will open it up. If there's anyone in the audience -- the one

individual. If you would like to come forward and give us any relevant information, we would take that at this time.

MR. GREEN: Good evening, ladies and gentlemen. Andy Green with Crockett Engineering, offices at 1000 West Nifong, Building Number One. Crockett Engineering concurs with the staff report, pretty much just to clean up two separate lots, separate the B & Ps for the southern guys and the northern guys so they can all access their lots appropriately. And I'm happy to answer any questions.

MR. STRODTMAN: Commissioners, are there any questions for this speaker? I see none. Thank you, sir. Commissioners, any additional discussion, comments, questions, motions? Yes, Mr. Stanton?

MR. STANTON: As it relates to Case 17-15, I move to approve the final plat for Barcus Ridge, Plat No. 3, with the required variance.

MR. TOOHEY: Second.

MR. STRODTMAN: Thank you, Mr. Stanton, for the motion; Mr. Toohey, for a second. Commissioners, discussion on the motion? I see none. We can have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 8-0.

MS. BURNS: Motion carries 8-0.