

Staff Report

Subject: Final Plat Approval (Fourth District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: January 3, 2023
Item Description: Schel Paulk requests approval of the final plat for Primrose Place subdivision. **Map #370 Parcel #16B**

Summary Recommendation:

Staff have reviewed the final plat, and recommend approval of the 4-lot subdivision.

Executive Summary/Background:

- The 19.56-acre subdivision was originally planned as an 18-lot subdivision. Due to the inability of the private water company to guarantee the required 500gpm for fire-flow, the applicant has reduced the number of lots to 4.
- One lot has frontage on Courthouse Road, which is a county-maintained road. Three interior lots will be served by a 60' access easement. The subdivision will not require the creation of any public improvements, and will not adversely affect adjoining property.
- The private road / easement statement has been included on the plat.
- The lots will be served by individual private well and septic systems.
- Staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning and sketch plan approved previously.

Alternatives for Commission to Consider

1 - Approve the final plat for Primrose Place subdivision.

2 – Take no action

Recommended Alternative: Alternative 1

Other Alternatives: N/A

Department Review: Development Services

Funding Source: No new funding requested.

Attachments:

1. Final Plat for Primrose Place subdivision.
2. Final Plat Submittal Form & Checklist