

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: July 11, 2024
SUBJECT: Approving the Final Plat of East Main Street Crossroads Commercial Subdivision

Mr. Haynes has requested two variances to approve the plat noted above.

- The first is to request a variance from the requirement to submit a preliminary plat. Given the limited scope of the proposed subdivision and future sewer infrastructure plans, he requests a variance from the Land Subdivision Regulations to allow the preliminary and final plat to be combined.
- The second is to request a variance to defer sanitary sewer plans until the building phase of design. Plans are being prepared and will be submitted for construction, and any necessary easements will be prepared and submitted at that time.
 - The code allows the board to request a performance bond to secure the construction of the sanitary sewer system before the final plat is recorded.
 - This would eliminate the need for a variance and ensure the infrastructure will be built.
- This will still require a 2/3 vote from the Board of Aldermen since the requirement to submit a preliminary plat variance is being requested.
- The P&Z Commission voted to approve