

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: February 13, 2025
SUBJECT: Final Plat of Terrace Above The Greens Subdivision

- ❖ **Bill proposing an Ordinance approving the Final Plat of Terrace Above The Greens Subdivision, as submitted by MHRR LLC.**
 - The developer is asking for six variances
 - Privately maintained street
 - Fraser Ridge does not extend to the adjacent undeveloped properties
 - Sidewalk requirement for each side of the street
 - Lot lines are not perpendicular or radial to the right of way
 - Stormwater detention
 - Septic system on lots one and two instead of a sewer main extension
 - The developer has also filed a surety bond, allowing the infrastructure development and the issuance of a building permit for lot two to occur simultaneously.
 - All subdivisions with variances require the 2/3 supermajority approval of the entire Board of Aldermen.