

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 2, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Presentation and discussion on a development proposal for 623 Old Plantersville Road.

Recommendation

Discuss the proposal with the applicant and provide initial feedback.

Discussion

Issue:

Tracy Boulware is interested in purchasing the Shockley property on Old Plantersville Road. The property is made up of (3) parcels totaling approximately 5 acres. She is interested in the potential to subdivide the largest 4.1-acre parcel into 3-5 homesites/lots. There is an existing access easement to the large parcel, but it does not have street frontage. Part of the site is a city-designated historic landmark that includes an historic boarding house used for a sawmill that used to be located on the property. In all scenarios presented by Mrs. Boulware, the historic home remains on the property. Several scenarios contemplate relocating the home to a different location on the property.

Rules:

Potential variances would be if a public street is not built as part of the development. Section 78-88(k)(1) requires residential lots to “be provided to adequate access to an existing or proposed public street by frontage on such street”. As such, access easements and private driveways do not meet the requirements of the City Code of Ordinances.

Analysis & Conclusion:

Listen to the proposal and discuss with Mrs. Boulware. She can gauge her next steps in the purchase of the property based on feedback received from the Commission. The City Council will ultimately have to consider variance requests and will rely on the Commission for analysis and recommendation.

No formal action is requested or needed and the discussion is simply an introduction to an idea that the Commission is asked to provide initial thoughts on.

Approved By

Director Planning & Development	Dave McCorquodale	Date: 03/28/2024
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