



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 6, 2022

ITEM TITLE: Public Hearing-PSP-22-01

ITEM SUMMARY:

The Town's Subdivision Ordinance establishes a review process for subdivisions that requires Town Council approval of all preliminary and final subdivision plats (except for exempted subdivisions). The applicant is requesting to subdivide the lot located at 267 Hillcrest Dr. into two new lots. The existing single-family dwelling and other improvements currently situated at 267 Hillcrest Dr. are proposed to be located on new Lot 1-B with a lot size of 70,360 sq. ft. and the remaining property is proposed to be located on new Lot 1-A with a lot size of 52,016 sq. ft. Both lots as proposed meet the Town's minimum lot size requirement of 20,000 sq. ft. and lot width of 100 ft. Both lots also meet the Town's frontage requirement by providing at least 30 ft. of frontage that abuts a public right-of-way or private street.

STAFF RECOMMENDATION:

Town Staff recommends approval of the preliminary plat with the following conditions:

1. The exemption certificate shown on the preliminary plat shall be deleted.
2. A certificate of approval by the Planning Board shall be added to the final plat.
3. A certificate of approval by the Town Council shall be added to the final plat.

The Town Planning Board unanimously (5-0) recommended approval of the preliminary plat with the above conditions at the August 15, 2022 Planning Board meeting.

REQUESTED ACTION:

Motion to approve PSP-22-01.