



STAFF REPORT

Planning Commission Meeting Date:	October 21, 2025
Agenda Title:	LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 <i>Variations and Exceptions</i> and Section 4.2.10 <i>Streets</i>
Requested Action:	Hold a Public Meeting
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

October 21, 2025 Update & Addendum to the September 16, 2025 Staff Report

During the Planning Commission's September 16, 2025 meeting, Commissioners voted to close the public hearing, and to defer action on the requested exception, leaving open the opportunity for interested citizens to provide comments in written format prior to the next meeting date. As advised by the Town Attorney, legal notification and adjacent property owner notifications were issued for this agenda item in accordance with State Code and Zoning Ordinance requirements, as the Planning Commission may choose to make a final recommendation during the October 21, 2025 public meeting.

During the September meeting, the Commission requested that the Applicant provide more information on the following topics:

- The Commissioners questioned potential traffic impacts on the Monroe Estates subdivision, with additional vehicles moving through the Monroe Estates streets from either the Daniels Property or Warrenton Crossing, once these subdivisions are developed with homes. The Commissioners requested that the Applicant provide more information and/or analysis of what potential traffic increases could be expected in Monroe Estates once the street connection is made to Monroe Estates via Madison Lane.
- The Commissioners discussed whether it would be possible to restrict the southern connection to the Monroe Estates subdivision via Madison Lane to an emergency services and pedestrian access only. The Commissioners asked for the Applicant to provide a drawing or other schematic to show what an emergency-only access would look like.
- Following public comments, the Commission discussed vehicle speeds. Per citizen testimony, the Monroe Estates subdivision residents appealed to the Town and had the posted speed limit within the subdivision dropped to 15 MPH from the standard 25 MPH. The Commissioners asked whether this speed reduction could also be accommodated by the Daniels Property should the full-use interparcel connection be made with Monroe Estates via Madison Lane.

- The Commission discussed stormwater management and drainage, prompted by citizen concerns that the proposed Daniels Property development may increase stormwater flows into the Monroe Estates subdivision drainage and stormwater management system. The Commissioners requested confirmation that the proposed development would not impose increased stormwater flows into the Monroe Estates subdivision drainage system, that are in excess of the carrying capacity of the existing system.
- The Commission questioned how the Daniels Property development as well as Warrenton Crossing may impact Old Meetze Road and Falmouth Street. The Commissioners requested additional information/plan information on the existing and proposed conditions of Old Meetze Road and Falmouth Street at the new John Williams Way intersection. The Commissioners expressed interest on how that new intersection would function with additional traffic from the Daniels Property, as well as what improvements would be made to the existing streets at this intersection as a part of the Warrenton Crossing subdivision construction.

Since the September meeting, the Applicant has provided a Memo dated September 25, 2025 with responses to the Commission's request for additional information, as well as a copy of Sheet 8 of 24 of an unsubmitted subdivision construction plan depicting the layout of drainage and stormwater management facilities. The memo and plan sheet provided by the Applicant has been included with this staff report as Attachment A.

In response to the discussion held during the September 16, 2025, Planning Commission public hearing, a revised Resolution to recommend approval has been created to capture the proposed change to the Madison Lane connection within the Monroe Estates subdivision. As discussed by citizens and Commissioners, a revised Resolution has been prepared to require that the southern connection to Madison Lane be restricted to emergency services access only; this revised condition is listed in Attachment C – Resolution to Recommend Approval – **OPTION B**.

ATTACHMENTS

- Attachment A – Applicant Response Materials
- Attachment B – Resolution to Recommend Approval – OPTION A
- Attachment C – Resolution to Recommend Approval – **OPTION B**
- Attachment D – Resolution to Recommend Denial