



# Agenda Item Summary Sheet

Item No: **G-3**  
Meeting Date: **April 7, 2021**

**Item Title:** Consideration of a Preliminary Plat for a Major Subdivision, titled Louisa Farr, Lot 4, Ralph Buxton Division, for an approximately 4.06-acre property, zoned SED-80 and SPD-20, located at 468 W. Villa Dunes Drive (Parcel# 008536000; PIN# 989214321617); the Preliminary Plat proposed to divide the existing lot into two lots, requiring the modification of a condition imposed upon the original Preliminary and Final Plat titled Division for Ralph Buxton, et.al.

## Item Summary:

The subject application is a Preliminary Plat for a Major Subdivision, titled Louisa Farr, Lot 4, Ralph Buxton Division. The proposal is for a division of an approximately 4.06-acre property located on the west side of Villa Dunes Drive, just north of the Villas. The proposal would create two (2) lots. Proposed lot 4A is split zoned between the SED-80 and SPD-20 District, as proposed it does meet the dimensional requirements, including lot area and frontage for the SED-80 District. Proposed lot 4B, located entirely within the SPD-20 District, as proposed would also meet the dimensional requirements, including lot area and frontage, for the SPD-20 District. A subdivision request of this nature would typically be considered a Minor Subdivision; however, it has been elevated to a Major Subdivision given that the Board of Commissioners approval of the original plat for this property included a condition, also memorialized on the recorded plat, precluding the further subdivision of lots within the 4-lot subdivision.

## Planning Board/Staff Recommendation

Staff recommends approval of the Preliminary Plat with conditions.

At their meeting on March 16, 2021, the Planning Board voted 6-0 (1 recusal) to recommend approval of the Preliminary Plat to the Board of Commissions, with the conditions recommended by Staff.

Number of Attachments: 6

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## Specific Action Requested:

Consider action on Preliminary Plat

Submitted By: Planning and Development

Date: March 29, 2021

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## Finance Officer Comment:

Insufficient information to determine precise fiscal impact.

Signature: Amy Miller

Date: March 29, 2021

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## Town Attorney Comment:

I will participate in the discussion as necessary.

Signature: John Leidy

Date: March 29, 2021

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## Town Manager Comment and/or Recommendation:

I will participate in the discussion as necessary.

Signature: Greg L. Sparks

Date: March 29, 2021