

Compiled by Ken Wiswall:

Related to the proposed new development, I wanted to pass on my understanding of the next steps in the subdivision process based my conversations with County staff and on my reading of the County Code sections that pertain to the subdivision process.

Now that the Developer has presented their plan for adding 377 homes to Two Rivers in the community meetings held on July 17, the County will require them to prepare minutes of those meetings and submit them to the County as part of their subdivision application. In addition to including a record of what was presented, these minutes are to include a record of the comments and questions that were heard during the meeting and the responses, if any, that were made by the Developer during the meeting. The County requires the Developer to send copies of the meeting minutes to every person that attended the meetings, to any property owner within 300 feet of the proposed development, and to the County Council members for the districts that cover the area.

The County allows the public to submit additional comments and questions related to the proposed new development to a county email address that was provided in the meetings (communitymeetingcomments@aacounty.org) during a 14-day period following the community meetings. This period ends on July 31. Any comments and questions submitted during the 14-day period are provided to the Developer as well. The County will review these comments and questions as part of their review of the Sketch Plan submission.

Within seven days of the County receiving the formal subdivision application with the Sketch Plan the Developer will be required to post signs on the property that indicate that a subdivision application has been filed. These signs provide a phone number that the public can call for additional information. Within this same seven-day period the County will send out a notice to each community association, person, and organization on its list that is located in the Councilmanic District of the property proposed for subdivision and any abutting Councilmanic District.

Although the County subdivision process does not call for any additional public meetings after the pre-submittal meeting, the public can submit comments and questions to the County throughout the subdivision review and approval process. These can be submitted by email to the County Office of Planning and Zoning regional team responsible for our area to the attention of Courtney Wilson (pzwils39@aacounty.org).

At this point it appears that the Developer intends this new development to be a PUD (Planned Unit Development) which allows them to cluster the lots differently than a standard subdivision would. If this is the case, the Developer will need to apply to amend the PUD special exception that allowed for the creation of Two Rivers. This will require a zoning hearing in which a hearing officer will need to approve the special exception amendment before the project can proceed to the Final Plan stage. This process is handled by the Zoning Administration Office which also allows for public input. If the Developer does apply for a special exception amendment the County will require them to post additional signs on the property and will notify surrounding property owners and homeowner associations. The signs and notices will provide information on how the public can participate in the special exception process.