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## MEMORANDUM

To: Mayor & Board of Aldermen

From: Amanda Crose, Planning Director

Re: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval of Holly Grove Subdivision, a 123-lot Townhome Subdivision; PC recommends approval

Section: OLD BUSINESS

Meeting Date: February 18, 2026

On November 12, 2025, the Planning Commission (PC) voted to recommend approval of the request for Sketch Plat for Holly Grove Subdivision, a 123-lot townhome subdivision. Then, at the January 6, 2026, Board of Aldermen meeting, a motion was made to table the decision on the sketch plat approval until the February 3, 2026, Regular Meeting to allow Aldermen to submit questions for further consideration. At the February 3, 2026, meeting, a motion was carried to move the discussion to February 18, 2026, due to staffing issues.

A request for Sketch Plat approval is the first step of three for a proposed subdivision and constitutes the approval of the type, intensity of development, and project phasing plan. If approved, the next step in the development process is to complete further studies, complete civil engineering plans (including landscaping plans, bus stop locations, garbage location areas, etc.), receive local and state water and sewer approvals, wetland permitting (if applicable), and request Preliminary Plat approval. The Preliminary Plat request will go to the Planning Commission for a recommendation and the Board of Aldermen for final approval.

### Summary of Request:

- Requesting Sketch Plat approval for a 123-lot Townhome Subdivision - zoned R-1A Special Apartment Use District.
- Proposed gated community, private streets, with a 50' right-of-way with (2) access points (Government Street and Pabst Road).
- 5' sidewalks within the development, along Pabst Road, and Government Street.
- 20' buffer along the adjoining properties to the south and west (**recommend adding a 30' natural wooded buffer along the entire east property line adjoining the National Park Service property**).
- 21.2% Green Space is shown with a 1.17 acre pond with at least 20' wide walk-able uplands surrounding the water.
- Proposed pump station is shown on the site plan.

- Traffic study provided by the applicant, warrants a left turn lane on Government Street at Holly Grove Road.