

Access Management Board of Appeals Minutes

V. COMMITTEE ACTION REQUIRED

- IV.A CASE # 2025-06 - 1881 Old Trenton Road

The applicant is requesting one entrance for lot 2 and one entrance for lot 3, but the engineering staff of the City Street Department has denied the request, as communicated by representative Chris Cowan. The reason for the denial is that the property's ordinance designates it as a single parcel. Since the applicant intends to divide the parcel into three lots, the ordinance dictates that only one driveway is permitted for this parcel. Therefore, the applicant cannot have a driveway for each lot. Old Trenton has a 35 mph speed limit and carries about 6,000 vehicles a day, while West Dumbar carries 3,000 to 4,000 vehicles, and this development is expected to be low volume, not generating near the volume of commercial or higher generator developments.

Applicant: Deon Bryd explained that dividing the parcels into lots two and three was necessary because of an unrecorded easement for a swell running through the center of the property that was needed for maintenance and drainage. Jimmy Bagwell explained traffic study supports the development, indicating very limited morning traffic with only five trips on the larger 3,200 sq ft lot and three trips on the smaller 2,000 sq ft lot, and the presence of the swell prevents connectivity for one entrance.

Board Member Concern/Question:

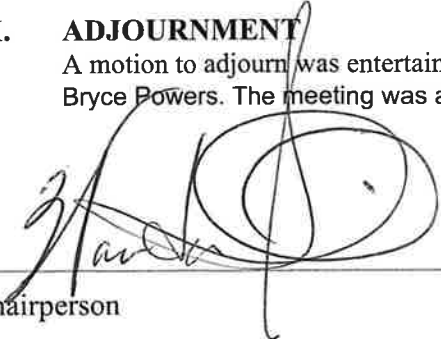
- Why did this not come up in the plating process?
 - Yes, it should have been addressed during that process

Motions Proposed: Jack Frazier entertained a motion to accept the case as requested

- Bryce Powers made a motion to approve the driveways on Kender Rhea Ct
- 2nd motion
Syd Hedrick
- Vote 3-0
Jack Frazier, Syd Hendrick, and Bryce Powers approved the motion

VI. ADJOURNMENT

A motion to adjourn was entertained by Jack Frazier, moved by Syd Hedrick, and seconded by Bryce Powers. The meeting was adjourned without objection at 4:15 p.m.


Chairperson

12-17-2025
Date