

SP-25-002

River Hill Estates

Planning Board Meeting
September 18, 2025



Planning Board Evaluation and Approval

- Section 16.125(c) of the Subdivision and Land Development Regulations: Scenic Road Requirements
- Evaluate Initial Submittal: Preliminary Equivalent Sketch Plan for a (31 lots) subdivision adjacent to scenic road (Trotter Road)
- Consider a visual assessment and impact on the scenic road
- Planning Board review criteria
 - Access
 - Buffers

Existing Aerial Site

Lot Size: 14.9 acres

Road Frontage: 420 feet on Trotter Road

Existing Structures
will be removed



Visual Assessment Trotter Road

Existing Conditions



EXISTING CONDITION
AT PROPOSED ENTRANCE
LOOKING NORTH

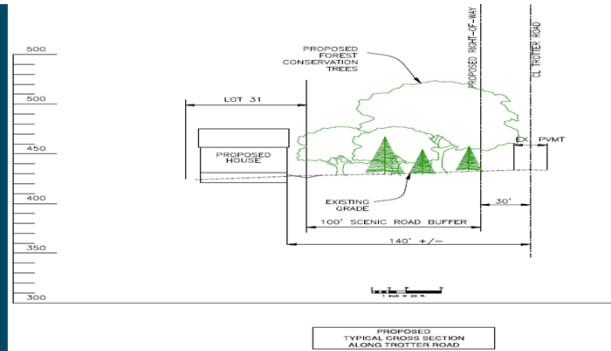


EXISTING CONDITION
AT PROPOSED ENTRANCE
LOOKING SOUTH



Scenic Road Plan and Profile

The applicant proposes to subdivide 14.9 acres into 31 residential lots developed with single-family detached dwellings.



Planning Board Criteria

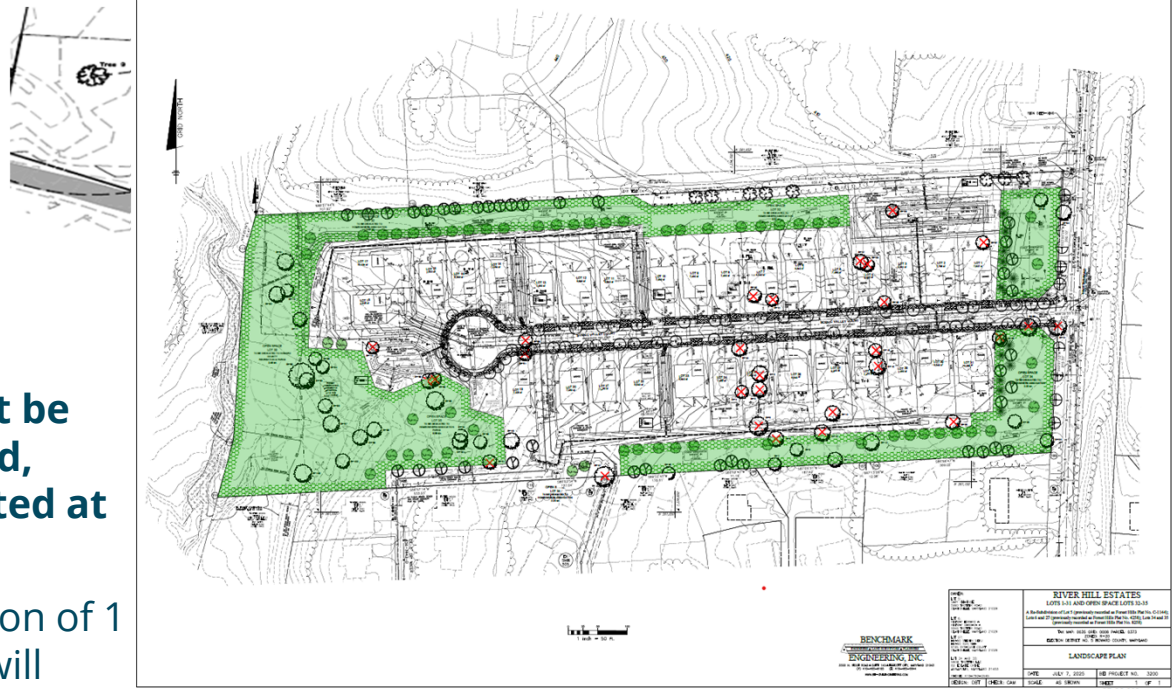
Access:

Whenever practical, access shall be located along a non-scenic road.

Access is only from Trotter Road.
No other potential access points.

Only to the extent vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.

Applicant proposes a public road in the location of 1 of the 4 existing driveways. The public road will provide a single point of access to the subdivision.



Planning Board Criteria

Access: Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.

- **Only to the extent vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.**
- Applicant pursuing a public road and abandoning the 4 existing driveways.
- **To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography and surroundings to minimize interference with views from the road while ensuring public safety.**
- Improvements limited to only those needed for adequate and safe access.
- No road widening, sidewalks, streetlights or curb and gutter.
- Views are minimized by house placement, vertical relief and new plantings.

Planning Board Criteria

Buffers: The buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes impacts to the buffer.

- No frontage improvements are proposed along the scenic road.
- A 100-foot planted buffer will be provided along the Trotter Road frontage.
- Retaining 16 existing trees
- 9 street trees will be planted along Trotter Road.



Summary of Action

Consider the visual assessment of the affected scenic road and approve or deny the plan according to the criteria in Section 16.125(c)(5) of the Subdivision and Land Development Regulations.