

Weston Weaver

8/13/2025

62417 Igo Lane

Final Closing Statement in Support of Partition Approval

Sir Chair, Members of the Commission:

I hereby incorporate by reference my original written testimony submitted via email on July 29, as well as the additional testimony provided by Mrs. Haley Hines. I am in complete agreement with all statements and supporting evidence offered by Mrs. Hines, and I respectfully request that both be given full consideration as part of the record.

Sight Distance Evaluation

It is necessary to briefly address the sight distance report prepared by the outside engineer. That report explicitly references “testimony” and “concerns” from an adjoining property owner, and acknowledges the use of “non-survey grade” equipment. It further omits a clear statement of the measurement height used. These factors reasonably call into question both the precision and the impartiality of its conclusions.

In contrast, the evaluation prepared by the County’s provided engineer, along with additional statements from the Public Works Director, both adhere to a single, consistent set of County standards—not to outside reports or varying recommendations. It would be impractical, and indeed very difficult, to govern according to multiple conflicting standards. I would also note that certain existing driveways in the vicinity are in a more constrained position than the proposed new driveway. The AP Memo, which is consistent with Union County’s adopted standards, constitutes the more credible and reliable assessment and should accordingly be afforded greater weight in the decision-making process.

Road Alignment and Design Flexibility

The Proposed Conditions of Approval—specifically Item 4—expressly permit adjustments to the road alignment. In this case, there is an additional 40 feet available to the south of the proposed road location, which can accommodate any necessary adjustments to the approach or widening. If required, a 2:1 side slope is readily achievable within this space. This degree of design flexibility ensures that the project can meet all relevant safety and engineering requirements. Importantly, such adjustments are routine within the County’s land division process and present no unusual or insurmountable challenges.

Wetlands Considerations

The record contains no current condition or requirement identifying wetlands as a constraint on this application. The initial wetlands notification requirement was fully

addressed and resolved following the first hearing. Only after that resolution was the sight distance concern first introduced. It should also be noted that all three parcel locations have already received DEQ approval for septic.

Motivation of Opposition

While I respect the right of neighboring property owners to participate in this process, the record suggests that some opposition may stem from a general objection to new development rather than from substantive evidence that the application fails to meet the applicable approval criteria. The property is appropriately zoned, and the application demonstrates compliance with all applicable standards.

Easement Authority

As reflected in the record, the decision to extend—or not extend—easements onto adjacent properties lies solely within the County's authority.

Conclusion

The application before you meets every applicable approval criterion. The Proposed Conditions of Approval address all potential technical considerations, and the proposed plat, the engineering calculations, and the sight distance memo together support a clear finding of compliance. This is, at its core, a straightforward and routine partition request—fully anticipated within the County's land use framework—and it merits approval.

I respectfully urge the Commission to adopt the staff recommendation and approve the partition as proposed.

Thank you.

A handwritten signature in blue ink, appearing to be "J. R. [unclear]", is written on the page.