

PLANNING & ZONING REVIEW NOTES

III. B. (1)

SUBJECT: Request by Dan Sears, Sears Design Group on behalf of Fitch Creations, Inc. for subdivision preliminary review and approval of “**Millcroft Cluster Homes (Farrington Section XV)**”, consisting of 37 lots on 15 acres, Williams Township.

ATTACHMENTS: 1. Major subdivision application.
2. ArcView Map, parcel 18998
3. Preliminary plat entitled “Millcroft Cluster Homes” sheet 1 & 2, prepared by Sears Design Group, P. A., dated 9/12/05.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary design map for background information. This request is a portion of the Farrington Planned Unit Development.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary design review and approval of four (4) cluster designs consisting of 37 total lots. Access to the lots is by way of Millcroft, which was proposed and built to a public, state maintained standard. The roadways serving the four cluster designs will be private, although designed and paved to the NCDOT standards. At this time Millcroft has not been taken over for maintenance by NCDOT; therefore, commercial driveway permits for the four entrances are not required by NCDOT at this time. At staff’s request, Jessie Knight, with NCDOT, reviewed the proposed private driveway locations and stated that the locations were acceptable, but requested that proposed curb & gutter of the private streets stop at the right-of-way of Millcroft since Millcroft is not built with curb and gutter but is shoulder and ditch construction.

Other agency reviews have been received as follows:

NCDENR	Erosion Control Plan	January 24, 2005
Chatham County	Water plan approval	
Public Works		
NCDENR	Wastewater Collection System	August 30, 2005
	Extension	

State approval of the water line plan is still pending at this time.

The Chatham County Emergency Operations Office has approved the road names “**Sampson**”, “**Duplin**”, “**Harnett**”, and “**Lenoir**”.

The Chatham County Fire Marshall, Tom Bender, has requested an emergency, fire lane access with a minimum 12 foot wide travelway, to be located at the end of the cul-de-sac in Cluster # 1 to East Camden. This request is due to the landscaped island proposed within the cul-de-sac creating a tight turning radius for fire trucks. This access is to be shown on the final plat.

Re: Millcroft Cluster Homes (Fearrington Section XV)

RECOMMENDATION: The Planning Department recommends granting preliminary approval of “Millcroft Cluster Homes” with the following conditions:

1. Construction of the water lines shall not commence until staff has received a copy of the NCDWQ water line plan approval.
2. The final plat shall show an emergency, fire lane access with a minimum 12 foot wide travelway, from the end of the cul-de-sac in Cluster # 1 to East Camden.
3. Curb and gutter of private streets shall stop at the right-of-way of Millcroft.