

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by MAC Development, LLC for subdivision sketch design approval of **“Cedar Grove Subdivision, Phase IV (Lots 18 – 28)”**, consisting of 11 lots on 43 acres, located off S. R. 1540, Jones Ferry Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel # 80488
3. Soil Scientist report and map
4. Sketch design map entitled “Cedar Grove, Phase IV”, prepared by Van R. Finch, Land Surveys, P. A., dated October 10, 2005

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information.

July 1, 2004 – Staff approval of a five (5) lot minor subdivision for Cedar Grove

April 18, 2005 – County Commissioner final approval of Cedar Grove, Phase II, consisting of 8 lots.

May 19, 2005 - County Commissioner final approval of Cedar Grove, Phase III, consisting of 4 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design for Cedar Grove, Phase IV, consisting of 11 lots accessed by a state maintained, public roadway. As shown on the sketch map, Cedar Grove Road, is to be extended across the creek to serve Phase IV. Jennifer A. Burdette, with Natural Systems Engineering, has submitted a creek crossing application to the US Army Corps of Engineers. The developer is required to have the creek crossing permit at the time of preliminary plat approval.

Each lot is to be served by an individual well and septic system. Attachment # 3, soil scientist report from Central Carolina Soil Consulting, PLLC, addresses soil conditions on the tract. Lots 18, 19, 21 and 28 are proposed to have off-site septic areas served by Lot A and accessed by a 15 foot wide utility easement from said lots to Lot A. Thomas Boyce, Chatham County Soil Specialist, has reviewed the report and found it adequate for sketch design review.

Re: Cedar Grove Subdivision, Phase IV (Lots 18 – 28)
Issues For Further Discussion and Analysis – con't

The plat shows a 60 foot wide public dedication of right-of-way to the Larry Bernard Fearington property, 11.29 acres, which fronts on SR-1615, Burnette Circle. Requiring this connection may provide for a future interconnecting roadway between Cedar Grove Road and Burnette Circle and eliminate a potential reserve strip between the properties. Staff also recommends a temporary turnaround with an outside radius of 55 feet be shown on the preliminary plat at the end of the Phase IV roadway.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of Cedar Grove, Phase IV with the following conditions:

1. A temporary turnaround at the end of the Phase IV roadway, with an outside radius of 55 feet, shall be shown on the preliminary plat.