

PLANNING & ZONING REVIEW NOTES

III. B.

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**SUBJECT:** Request by Christopher Homes, Inc. for subdivision preliminary approval of “**Scarlet Oak**”, consisting of 7 lots on 12 acres, located off S. R. 1530, Polks Landing Road, Baldwin Township.

**ATTACHMENTS:** 1. Major subdivision application.  
2. Preliminary plat entitled “Scarlet Oak Subdivision”, prepared by John W. Harris, P. E., dated 8/29/05.

**INTRODUCTION /BACKGROUND / PREVIOUS BOARD ACTIONS:**

See application and preliminary plat for background information.

July 18, 2005: Sketch design approval by County Commissioners for seven (7) lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary approval of seven (7) lots to be accessed by a state maintained, public roadway. A 20 foot wide utility easement has been shown from the end of the cul-de-sac to the adjacent property to the south. A 10 foot wide pedestrian easement is shown along a portion of the southern boundary of Lot # 7 to provide pedestrian access from existing Polk’s Trail to Shalestone. Agency reviews have been received as follows:

NCDOT	Road plan approval	Sept 14, 2005
NCDOT	Commercial Driveway Permit	Sept 29, 2005

No permit is required from NCDENR for erosion control, due to less than one acre of disturbed land. The road name **Scarlet Oak Lane** has been approved by the Chatham County Emergency Operations Office.

Thomas Boyce, Chatham County Environmental Health Specialist, has reviewed the preliminary soil report, prepared by Shaffer Soil Services, and stated that the report appears to be adequate.

**RECOMMENDATION:** The Planning Department recommends granting approval of the road name, Scarlet Oak Lane, and granting preliminary approval of the plat as submitted.