

PLANNING & ZONING REVIEW NOTES

V. B.

SUBJECT: Request by Virginia M. Grantham for subdivision sketch design approval of “Grantham Subdivision”, consisting of 74 lots on approximately 96 acres, located off S. R. 1520, Old Graham Road, Hadley Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView Map, parcel # 66108
3. Copy of approved sketch plan for Page Subdivision.
4. Copy of approved sketch plan for Womble Subdivision.
5. Copy of map showing Town of Pittsboro Water Service location and Heater Utilities Water Service location.
6. Letter from Heater Utilities, dated November 14, 2005, regarding water and sewer service.
7. Fiscal Impact Analysis of The Grantham Tract Subdivision.
8. Development Schedule for Grantham Subdivision.
9. Maximum Potential Impervious Calculation.
10. Letter Report; Archaeological Assessment of the Grantham Development, dated November 14, 2005.
11. Sketch design map entitled “Grantham Subdivision”, prepared by CE Group, dated November, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information. The subject property lies on the west side of SR-1520 and is in an unzoned portion of Chatham County.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of 74 lots to be accessed by a public, state maintained roadway. The minimum lot size allowed is 40,000 square feet if public water or a community well is available. Water and sewer service is to be provided by Heater Utilities as stated in attachment # 6. The Womble property to the north, consisting of 56 lots, attachment # 4, and the Page property to the south, consisting of 74 lots, attachment # 3, both received sketch design approval from the Board of County Commissioners in

Re: Grantham Subdivision

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December, 2004. Slight modifications to the Page and Womble sketch designs, specifically modifications to the roadways, will be necessary to accommodate an interconnecting road system within the three properties. The public, state maintained roadway design will provide access to the approximate 170 lots within the three tracts with two entrances off of SR-1520. The applicant proposes to present a preliminary plan on the three tracts simultaneously.

The sketch map shows the limits of the 100 year flood plain along Dry Creek as shown on the best available data, FEMA Panel 9710973400J, dated July 13, 2005. Due to flood area within several of the lots along the creek, the useable area outside of flood is less than 40,000 square feet. The 'useable' areas for all lots subject to the 100 year flood plain or a water hazard buffer are listed on the sketch map. The Subdivision Regulation states in Section 6.4©, Minimum Lot Dimensions and Areas, that *"The size, shape and orientation of lots shall be such as the Board of County Commissioners deems appropriate for the use contemplated, type of water supply and sewage disposal services, soil characteristics, improvements, and relation to the street system."**"Lot area with public water & sewer requires 40,000 square feet."* Section 6.1, Suitability of the Land, Item B. Land Subject to Flood, (1) states in part *"Land within a flood hazard area boundary shall not be considered a portion of the lot when calculating minimum lot area."* Staff thinks that given language as referenced in the Subdivision Regulations, lots in the proposed subdivision must have a minimum of 40,000 square feet outside flood. Staff recommends that the preliminary plat be revised so that all lots have a minimum of 40,000 square feet outside the flood area.

An archaeological assessment of the Grantham property was performed by David Jenkins, Senior Archaeologist, with Brockington and Associates, Inc. The report states that no historic properties were found. The report does address a rock wall located on the banks of Dry Creek, but states that "the rock wall is not archaeologically significant, and no further work is required." See attachment # 10.

The developer has furnished a fiscal impact statement along with a development schedule. The impervious calculation, including homesites and roadways, is 27.9%. The watershed district, WSIV-Protected Area, allows a maximum of 36% built-upon area on a project by project basis for projects without a curb and gutter system. This project is not proposed to have a curb and gutter street system.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of "Grantham Subdivision" with the following condition:

1. The preliminary plat be revised so that all lots have a minimum of 40,000 square feet of area outside any floodable areas.