

PLANNING & ZONING REVIEW NOTES

III. C.

SUBJECT: Request by MAC Development, LLC for subdivision final approval of “**Cedar Grove, Phase II**”, consisting of eight (8) lots (Lot #'s 6 to 13), on approximately 23 acres, located off S. R. 1540, Jones Ferry Road, Baldwin Township.

ATTACHMENTS: 1. Major subdivision application.
2. Final plat entitled Cedar Grove, Phase II, prepared by Van R. Finch, Land Surveys, P.A., dated March 14, 2005.

INTRODUCTION AND BACKGROUND:

Zoning:	RA-40	Minimum lot size:	1.50 acres
Watershed District:	WSIV-PA	Water hazard setback:	50 feet
Water source:	Private wells	Within 100 year flood:	No

This property was a portion of the Irene H. Strowd, Estate property. Phase One, consisting of a five lot minor subdivision (Lots 1 – 5) was approved by staff on 7/01/04. Phase II, consisting of 11 lots (Lots 6 – 16) received preliminary approval on January 18, 2005. Access is provided by way of a public, state maintained roadway.

DISCUSSION AND ANALYSIS: This request is for final approval of a portion of Phase II, Lots 6 – 13. A financial guarantee in the form of a letter of credit for the completion of the public roadway has been reviewed by the county attorney. Revisions have been made based on his review.

Septic improvement permits have been issued by the Environmental Health Division of the Chatham County Health Department for lots 6 – 13.

A condition of preliminary approval stated that prior to final plat submittal, all required creek crossing permits from the Corps of Engineers and NCDENR, Division of Water Quality were to be submitted to staff. The current request for final approval of Lots 6 – 13 does not include the area that involves the creek crossing; therefore, the required creek crossing permits will be submitted with the next phase.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval for Cedar Grove, Phase II, Lots 6 – 13 as submitted.