

PLANNING & ZONING REVIEW NOTES

VI. A.

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**SUBJECT:** Request by Carolina Meadows, Inc. for sketch, preliminary and final approval of “Whippoorwill Waste Treatment Plant”, consisting of one (1) non-residential subdivision lot on 3.56 acres, located off SR-1726, Fearington Mill Road, Williams Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Memorandum from Rob Boening, Executive Director, Carolina Meadows
3. Arc View map, parcel #76459.
4. Site plan map
5. Final plat entitled “Whippoorwill Wastewater Treatment Plant”, prepared by The John R. McAdams Company, Inc., dated April 7, 2005.

**INTRODUCTION AND BACKGROUND:**

Zoning:	RA-40 with CUP for PUD	Minimum lot size: 40,000 sq ft
Watershed District:	WSIV-PA	Water hazard setback: 50 feet
Water source:	County	Within 100 year flood: No

**DISCUSSION AND ANALYSIS:** This request is for the creation of one non-residential subdivision lot. The existing sewer treatment plant for Carolina Meadows is located on parcel #76459, consisting of .92 acres. Additional acreage is being added to the original parcel bringing the total acreage to 3.56 acres. This recombination will provide additional buffer area from SR-1726 and Carolina Meadows adjacent property. Although the parcel #76459 is considered a separate lot, this lot has not been through the review process for the creation of a non-residential lot. The plant is currently owned and operated by Carolina Meadows. Carolina Meadows wishes to sell the plant to a third party, Aqua North Carolina. The memorandum from Rob Boening, Executive Director of Carolina Meadows, attachment # 2, addresses this and states that the permits for the maximum capacity of the plant, up to 350,000 gallons per day, along with the Authorization to Construct as approved by DENR to expand the existing plant, will also be conveyed to Aqua North Carolina. The site plan, attachment # 4, shows the proposed plant expansion.

The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting sketch, preliminary and final approval of the plat as submitted.