

PLANNING & ZONING REVIEW NOTES

IX. A.

SUBJECT: Request by Fitch Creations for subdivision final approval of “**Camden Park South, Phase One**”, consisting of 20 lots on 10 acres, located off SR-1812, Weathersfield, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Letter from Dan Sears, Sears Design Group, dated January 26, 2005 regarding roadways.
3. Final plat entitled “Camden Park South, Phase One, Lots 4001 – 4020”, prepared by Van R. Finch, Land Survey, P. A., dated May 15, 2005.

INTRODUCTION AND BACKGROUND: The subject property is part of the approved Planned Unit Development for the Village of Fearington which includes 1602 dwelling units on approximately 925 acres. The property is in a WSIV-Protected Area watershed district and requires a 50 foot water hazard setback from creeks and streams. The property is not within a portion of the 100 year flood plain. County water is available. Lots will utilize the Fearington sewer treatment plant, which discharges into Bush Creek, a tributary of Jordan Lake. At sketch design review, the roadways were proposed to be built to NCDOT public road standards.

On February 7, 2005 the Board of County Commissioners granted preliminary approval of Camden Park, South, Phase One with the 20 lots to be accessed by a private roadway to be built to the construction standards of NCDOT.

DISCUSSION AND ANALYSIS: The developer is requesting final approval of Camden Park South, Phase One, to consist of 20 lots. The developer is requesting the roadways, Bladen and Macon, within Phase One be public and state maintained. The alleyway, Scotland Row, will remain private. See attachment # 2. NCDOT approved the road plan for the public portion on May 3, 2005. A commercial driveway permit, dated January 26, 2005 has already been received for two entrances onto East Camden

A financial guarantee for the completion of the roadways, public and private, seeding and mulching, and water main testing and services has been submitted to the county attorney for review and approval.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of Camden Park South with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.