

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT: Request by PK Chatham for subdivision preliminary design approval of “**Cattail Creek Subdivision**”, consisting of 72 lots on approximately 172 acres, located off SR-1508, White Smith Road, Hadley Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel # 60065
3. Copy of minutes from sketch design approval, dated November 15, 2004.
4. Letter dated May 16, 2005 from Samir W. Bahho, P. E. regarding preliminary submittal.
5. Soil Scientist report and map.
6. Memo from Jeff Picklesimer, District Engineer, NCDOT regarding road plan approval.
7. Letter from Samir w. Bahho, P. E. to Todd Tugwell, US Army Corps of Engineers, dated April 18, 2005.
8. Preliminary map entitled “Cattail Creek Subdivision”, prepared by Samir W. Bahho, PE, dated May 16, 2005.

INTRODUCTION AND BACKGROUND:

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

Sketch design approval for 76 lots was granted by the Board of County Commissioners on November 15, 2004.

DISCUSSION AND ANALYSIS: The developer is requesting preliminary design approval for 72 lots to be accessed by a public, state maintained road. Each lot is to be served by an individual septic system and repair area and a private well. See attachment # 5 for the soil scientist report. A full size color copy of the soil map is in the file for review if needed. The Soil Scientist, Hal Owen, states in the report “It appears that the soils on each proposed lot are adequate to support a septic system and repair area for one residence.” Thomas Boyce, Environmental Health Specialist has reviewed the report and map and found the information adequate for preliminary review. The surveyor has shown the required 50 foot wide water hazard setback along Cattail Creek. No septic systems, repair areas, wells or structures may be located within the water hazard area.

Other agency reviews have been received as follows:

NCDOT	Commercial Driveway Permit	March 28, 2005
NCDENR	Erosion Control Permit	April 11, 2005

Jeff Picklesimer, District Engineer, NCDOT, has stated in a memo to staff that the roadway plans for Cattail Creek Subdivision are forthcoming. See attachment # 6.

Attachment # 7 is a letter from the project engineer to Todd Tugwell, U.S. Army Corps of Engineers regarding approval of the 404 Nationwide Permit #39, (creek crossing permit). The subdivision ordinance states in Section 5.2 F “Failure of the U. S. Army Corps of Engineers to respond within thirty (30) days of an appropriate request to said agency shall not prohibit the subdivision application from proceeding through the county review procedure”. The application to the U. S. Corps of Engineers was submitted 30 days prior to the subdivision submittal deadline.

The road names **Rebecca Lane, Madison Court, Isabel Court, and Olivia Lane** have been approved by the Chatham County Emergency Operations Center.

All lots along Cattail Creek have a minimum useable area of 1.50 acres.

RECOMMENDATION: The Planning Department recommends granting approval of the road names Rebecca Lane, Madison Court, Isabel Court, and Olivia Lane and preliminary approval of “Cattail Creek” with the following conditions:

1. No land disturbing activity shall commence until staff has received a copy of the road plan approval letter from the North Carolina Department of Transportation.
2. The final plat shall display a Voluntary Agriculture District certificate.