

PLANNING & ZONING REVIEW NOTES

VII. B.

SUBJECT: Request by Pittman-Korbin, Inc. for subdivision preliminary design approval of **“The Cottages at Stonegate, II”**, consisting of 15 lots on approximately 46 acres, located at the intersection of SR-1535, Gilmore Road and S. R-1534, Poythress Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel # 2643.
3. Soil Scientist report and map.
4. Preliminary plat entitled “The Cottages at Stonegate, Phase 2”, prepared by Crowley & Associates, dated 4/13/05.

INTRODUCTION AND BACKGROUND:

Zoning:	RA-90	Minimum lot size:	2.06 acres
Watershed District:	WSII-BW	Water hazard setback:	50 feet
Water source:	Private wells	Within 100 year flood:	No

The Board of County Commissioners granted sketch design approval on February 7, 2005 for 15 lots with a public state maintained road.

DISCUSSION AND ANALYSIS: The developer is requesting preliminary design of 15 lots. Lots 6 & 7 will have direct access onto SR-1543, Poythress Road, Lot #7 is a corner lot and will also have access off SR-1565, Gilmore Road. Lot 8 will have direct access to SR-1565. The road, Cannamann, is an existing gravel easement serving other lots to the north. See attachment # 2. This road will be upgraded to a paved, public, state maintained roadway to serve the balance of the subdivision’s lots and will continue to provide access to the lots to the north. Each lot is to be served by an individual well and septic system and repair area. The soil scientist report and map have been reviewed by Thomas Boyce, Environmental Health Specialist and found to be adequate for preliminary review.

Other agency reviews have been received as follows:

NCDOT	Road plan approval	May 2, 2005
NCDOT	Commercial Driveway permit	April 29, 2005
NCDENR	Erosion control permit	May 9, 2005

The Chatham County Emergency Operations Office has approved the road names **Emerald Crest Point** and **White Pine Way**. The road name Cannamann has been previously approved.

There are some wetlands on the property as indicated on the map. An adjacent property owner, James Womble, has expressed concern regarding the wetland area on lots 6 & 7 and potential runoff from these lots onto his property and that of James Poythress.

RECOMMENDATION: The Planning Department recommends granting approval of the road names Emerald Crest Point and White Pine Way and preliminary design approval of The Cottages at Stonegate, Phase 2 as submitted with the following conditions:

1. The public roadway improvement shall be provided to the north west boundary line of the property.
2. The final plat shall display a Voluntary Agriculture District certificate.