



CHATHAM COUNTY BOARD OF COMMISSIONERS AGENDA ABSTRACT

ITEM NUMBER:
MEETING DATE:
10-17-05

PART A

Subject:

Request by Dan Sears, Sears Design Group on behalf of Fitch Creations, Inc. for subdivision preliminary review and approval of **"Millcroft Cluster Homes (Farrington Section XV)"**, consisting of 37 lots on 15 acres, Williams Township.

Action Requested: See Recommendations.

Attachments:

1. Major subdivision application.
2. ArcView Map, parcel 18998
3. Preliminary plat entitled "Millcroft Cluster Homes" sheet 1 & 2, prepared by Sears Design Group, P. A., dated 9/12/05.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

☒ **County Attorney**

Date Reviewed

☒ **Finance Officer**

Date Reviewed

☐ **Budget Officer**

Date Reviewed

PART B

Re: Millcroft Cluster Homes (Farrington Section XV)

Introduction / Background / Previous Board Actions:

See major subdivision application and preliminary design map for background information. This request is a portion of the Farrington Planned Unit Development.

Issues for Further Discussion and Analysis:

The developer is requesting preliminary design review and approval of four (4) cluster designs consisting of 37 total lots. Access to the lots is by way of Millcroft, which was proposed and built to a public, state maintained standard. The roadways serving the four cluster designs will be private, although designed and paved to the NCDOT standards. At this time Millcroft has not been taken over for maintenance by NCDOT; therefore, commercial driveway permits for the four entrances are not required by NCDOT at this time. At staff's request, Jessie Knight, with NCDOT, reviewed the proposed private driveway locations and stated that the locations were acceptable, but requested that proposed curb & gutter of the private streets stop at the right-of-way of Millcroft since Millcroft is not built with curb and gutter but is shoulder and ditch construction.

Other agency reviews have been received as follows:

NCDENR Chatham County Public Works	Erosion Control Plan Water plan approval	January 24, 2005
NCDENR	Wastewater Collection System Extension	August 30, 2005

State approval of the water line plan is still pending at this time.

The Chatham County Emergency Operations Office has approved the road names "**Sampson**", "**Duplin**", "**Harnett**", and "**Lenoir**".

The Chatham County Fire Marshall, Tom Bender, has requested an emergency, fire lane access with a minimum 12-foot wide travel way, to be located at the end of the cul-de-sac in Cluster # 1 to East Camden. This request is due to the landscaped island proposed within the cul-de-sac creating a tight turning radius for fire trucks. This access is to be shown on the final plat.

Recommendation: The Planning Department and Planning Board recommend granting preliminary approval of "Millcroft Cluster Homes" with the following conditions:

1. Construction of the water lines shall not commence until staff has received a copy of the NCDWQ water line plan approval.
2. The final plat shall show an emergency, fire lane access with a minimum 12-foot wide travel way, from the end of the cul-de-sac in Cluster # 1 to East Camden.
3. Curb and gutter of private streets shall stop at the right-of-way of Millcroft.

