

PLANNING & ZONING REVIEW NOTES

III. C. 1.

SUBJECT: Request by Ricky Spoon for subdivision preliminary and final approval of “**Bobcat Point Subdivision, Phase IV (Lots 119 – 126)**”, consisting of 8 lots on approximately 44 acres, located off Henderson Tanyard Road, SR-1558 and Poplar Forest Lane, Hadley Township.

ATTACHMENTS: 1. Major subdivision application.
2. Letter from Damon C. Webb, P. L. S., NCDOT

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information:

This is a continuing portion of Bobcat Point Subdivision. There are approximately 11 subdivision lots plus the park area remaining to be developed on the balance of the property.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Following sketch design the developer proceeded to install roads without required creek crossing permits and was cited for being in violation of various rules. The developer is in the process of rectifying the violations to the satisfaction of the agencies involved. Chatham County has a financial guarantee in place to cover the cost involved. Since the roads are already installed the developer is requesting both preliminary and final approval of Phase IV, Lots 119 – 126. All lots are accessed by Poplar Forest Lane, Lauren Rose Lane and Binky Way, state maintained roadways. Agency reviews have been received as follows:

NCDOT	Road Plan Approval	October 2, 2003
NCDENR	Erosion Control Permit	October 2, 2003
U. S. Army Corps of Engineers	404 Creek Crossing Permit	July 26, 2004
NCDENR Division of Water Quality	401 Water Quality Certification	March 28, 2005

All roadways within Bobcat Point Subdivision have been constructed to the NCDOT standards, including seeding and mulching. Damon C. Webb, NCDOT, has sent staff an updated letter, dated August 16, 2005, confirming the status of the roadways. See attachment # 2.

Each lot will have an individual well and septic system and repair area. Staff has received septic improvement permits for each lot from the Chatham County Health Department, Environmental Health Division. The utility easement shown on the plat within lots 120 and 121 is a subsurface drainage easement to direct subsurface water from the septic areas on lots 119, 120, and 121.

The plat displays the necessary information.

RECOMMENDATIONS: The Planning Department recommends granting preliminary and final approval of Bobcat Point Subdivision, Phase IV (Lots 119 – 126).

