

PLANNING & ZONING REVIEW NOTES

III. B. 2.

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**SUBJECT:** Request by Ricky Spoon for subdivision preliminary approval of “**Henry’s Ridge**” (formally Copper Ridge), consisting of 40 lots on approximately 84 acres, located off SR-1823, Henry Webster Road, (U.S. 64 Service Road), New Hope Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel 17268
3. Preliminary plat entitled “Henry’s Ridge”, prepared by Van R. Finch, Land Survey, P. A., dated August 2, 2005, revised August 15, 2005.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*See major subdivision application and sketch design map for background information.*

*May 16, 2005:* County Commissioners sketch design approval of Copper Ridge, consisting of 39 lots on 84 acres.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary approval of 40 lots on 84 acres. Since sketch design approval, the name has been changed from Copper Ridge to Henry’s Ridge. Agency reviews, as required by the Subdivision Regulations, have been received as follows:

|        |                            |               |
|--------|----------------------------|---------------|
| NCDOT  | Road plan approval         | July 13, 2005 |
| NCDOT  | Commercial Driveway Permit | June 21, 2005 |
| NCDENR | Erosion Control Permit     | June 20, 2005 |

During the sketch design review, a condition of approval was that the developer was to explore the possibility of extending county water. Per an e-mail from Will Baker, Chatham County Utilities Director, dated August 8, 2005, he states “After reviewing the water map and calculating the linear footage requirements for the 40 lots proposed for Ricky Spoons, Henry’s Ridge Subdivision, it is determined he will not be required to extend county water to the development”. The developer proposes to utilize individual wells and septic systems and repair areas for each lot. The soil scientist report was submitted to Thomas Boyce, Chatham County Soil Specialist, for review and found adequate for the proposed lot design.

The road names **Henrys Ridge Road** and **Henrys Hill Lane** have been approved by the Chatham County Emergency Operations Office.

**RECOMMENDATION:** The Planning Department recommends granting preliminary approval of Henry’s Ridge as submitted.

