

PLANNING & ZONING REVIEW NOTES

III. B. 1.

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**SUBJECT:** Request by Van R. Finch on behalf of Fitch Creations, Inc. for subdivision final plat approval of “**Millcroft Cluster Homes, Close One**”, consisting of 9 lots on two acres, located off S. R. 1718, Villageway and Millcroft, Williams Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Arc View map, parcel #18998
3. Final plat entitled “Millcroft Cluster Homes, Close One (Lots 4051 – 4059)”, prepared by Van R. Finch, Land Surveys, P. A., dated January 12, 2006.

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

*See major subdivision application and final plat for background information.* This request is a portion of the Ferrington Planned Unit Development.

*October 17, 2005:* Chatham County Commissioners granted preliminary design approval of “Millcroft Cluster Homes (Ferrington Section XY)”, consisting of four (4) clusters consisting of 37 lots on 15 acres.

*October 17, 2005:* Chatham County Commissioners granted final plat approval of “Millcroft Cluster Homes, Close Two”, consisting of 3 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final approval of Millcroft Cluster Homes, Cluster # One, consisting of nine (9) lots. Access to the lots is provided by a private roadway, Sampson, designed and paved to the NCDOT standards. Per the engineer, Alan R. Keith, P. E., the private roadway has been paved to state standards and the remaining work to be completed is the seeding and mulching of the road shoulders. A financial guarantee for the final seeding and mulching has been approved by the county attorney.

Condition # 2 of the preliminary approval stated “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.”. After a site inspection by North Chatham Fire Department, it has been determined that this emergency access is not necessary. Staff has received documentation from Tom Bender, Chatham County Fire Marshall, that this condition can be removed.

At this time Millcroft, which is built to the NCDOT state maintained standards, has not been accepted by NCDOT for maintenance. Although a commercial driveway permit can not be issued, Jessie Knight, NCDOT, has reviewed the commercial driveway locations and found them acceptable.

*Re: Millcroft Cluster Homes, Close One*

**RECOMMENDATION:** The Planning Department recommends granting final approval of “Millcroft Cluster Homes, Close One, (Lots 4051 – 4059)” with the following conditions:

1. Curb and gutter of private streets shall stop at the right-of-way of Millcroft.