

PLANNING & ZONING REVIEW NOTES

III. B. 2.

SUBJECT: Request by Ricky Spoon Builders for subdivision final plat approval of “**Henry’s Ridge, Phase 1**”, consisting of 17 lots on 84 acres, located off S. R. 1822, Henry Webster Road, New Hope Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel 17268
3. Preliminary plat entitled “Henry’s Ridge, Phase 1”, prepared by Van R. Finch, Land Surveys, P. A., dated January 17, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

May 16, 2005: County Commissioners granted sketch design approval of Copper Ridge, consisting of 39 lots on 84 acres. The development name was changed to Henry’s Ridge prior to preliminary approval.

September 19, 2005: County Commissioners granted preliminary design approval of Henry’s Ridge, consisting of 40 lots on 84 acres.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Henry’s Ridge, Phase 1, consisting of 17 lots to be accessed by a state maintained roadway. Gerald M. White, P E. has verified that the roadway is a minimum of 40% complete and the remaining work to be completed is “fine grading, placing of stone base, paving, and some repair and seeding of shoulders and side slopes.” A financial guarantee for the completion of the roadway has been submitted and approved by the county attorney. Staff recommends that the roadway be graveled prior to recording of the final plat in order to comply with Section 3 B (1) of the Subdivision Ordinance that states in part “ When either forty (40) percent of the total cost of improvements have been completed or when a statement of record for the subdivision has been filed in accordance with the federal Interstate Land Sales Full Disclosure Act and *when the public health and/or safety will not be endangered*, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval.”

Each lot is to be served by an individual well and septic system and repair area. Septic improvement permits have been issued by The Chatham County Health Department, Environmental Health Division for all lots in Phase 1. The balance of the development will be presented for approval at such time that the remaining septic improvement permits are issued.

Re: Henry's Ridge, Phase 1

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

A 10' X 70' site triangle is shown at the intersection of Henry's Ridge Road and Henry Webster Road, S. R. 1823 on the western edge. Per the Van Finch, Surveyor, a site triangle is not required on the eastern edge since Henry Webster Road dead ends at this intersection of roads. See final plat.

The plat displays the required information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of "Henry's Ridge, Phase I" with the following condition:

1. Prior to recordation of the plat, a sufficient amount of gravel shall be placed on the roadway to provide for public health and safety. Staff shall verify the safety of the roadway prior to recordation of the final plat.