

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Richard Fox for subdivision sketch design review of “**Hickory Downs**”, consisting of 41 lots on 167 acres, located off S. R. 1506, Bowers Store Road, Hickory Mountain Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel 11946.
3. Soil Scientist report and map.
4. Sketch design map entitled “Hickory Downs”, prepared by CE Group, dated 1/09/06.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of “Hickory Downs”, consisting of 41 lots to be accessed by a 50 foot wide, public, state maintained roadway. The entrance, as shown on the sketch design map, is off of S. R. 1506, Bowers Store Road. Per a note on the map, no lots will be accessed off of U. S. Hwy 64 . The map also shows an easement to the adjoining property of Chatham Farms, LLC, 312 acres, labeled ‘50 foot wide easement dedicated to Chatham County’. Staff recommends this be changed to read ‘future 60 foot wide public dedication of right-of-way’ on the preliminary and final maps. Staff also recommends the setbacks shown on the sketch map be removed from the preliminary and final map. This property is located in an unzoned portion of Chatham County and no setbacks from property lines are required for site built structures other than those required by the North Carolina Building Code. The developer may establish setback requirements by way of private or protective covenants if he wishes.

Each lot will be served by an individual well and septic system and repair area. A soil scientist report and map, attachment # 3, have been furnished. Thomas Boyce, Chatham County Environmental Health Soil Specialist, has reviewed the report and map and found them adequate for sketch design.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Hickory Downs” with the following conditions:

1. The preliminary and final plats shall show a 60 foot wide future dedication of right-of-way from the subject property to the Chatham Farms, LLC property.
2. Setback requirements shall be removed from the preliminary and final plats.