



**CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
AGENDA ABSTRACT**

**ITEM NUMBER:**  
**MEETING DATE:**  
3-20-06

**PART A**

**Subject:** Request by Dan Sullivan for sketch design approval of “**Cooper Subdivision**”, consisting of 24 lots on approximately 130 acres, Located off S. R. 1714, Hatley Road, New Hope Township.

**Action Requested:** See Recommendations.

- Attachments:**
1. Major subdivision application.
  2. Arc View Map, parcel #'s 17357, 82822, and 82823.
  3. Map from John Harris, Engineer, showing end of state maintenance on Hatley Road.
  4. Soil Scientist report and map.
  5. Sketch design map entitled “Cooper Subdivision”, prepared by John W. Harris, P. E., dated February 10, 2006.

**Submitted By:**

\_\_\_\_\_  
Keith Megginson, Planning Director

\_\_\_\_\_  
Date

**County Manager Review:**

\_\_\_\_\_  
Charlie Horne, County Manager

\_\_\_\_\_  
Date

**This abstract requires review by:**

**County Attorney**

\_\_\_\_\_  
Date Reviewed

**Finance Officer**

\_\_\_\_\_  
Date Reviewed

**Budget Officer**

\_\_\_\_\_  
Date Reviewed

## PART B

### **RE: Cooper Subdivision**

#### **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 Cooper Ridge, consisting of 24 lots, located off Hatley Road, S. R. 1714. State maintenance of Hatley Road ends prior to the eastern boundary of the Cooper Property. See attachment 3. A public, state maintained roadway is proposed to serve the 24 subdivision lots. Staff thinks the entrance to the proposed subdivision should be in line with the existing entrance to Jordan Woods Subdivision, versus the location as shown on the sketch plan, unless there is a valid reason not to do so. The engineer has shown this change on a revised site plan. Staff also recommends that the developer complete the pavement of Hatley Road up to the point where state maintenance ends, approximately 800 linear feet. The sketch plan shows a stub out to property to the east, Brian Hrabec, 4 acres, parcel 79889, and to the private easement serving this lot along with Salay, Pittman and Wright property. A stub-out is also shown to the Todd J. Yanders property, 8 acres, parcel 76281. Mr. Yanders addressed the Planning Board and stated that he did not want a stub out to his property line. Staff does not think either of these stub outs are necessary given the amount of lots and acreage to be served. The stub out to the Chatham Land and Timber Mgmt, LLC, parcel # 17425, 86 acres, will remain. The developer proposes to build the roadway to the common boundary line of Chatham Land property. A temporary turn-around meeting the cul-de-sac requirements will be provided. John Harris, engineer, has provided staff with a revised site plan to show these changes. No dedication of right-of-way was shown on the original sketch design map to the Phillip Corn property, parcel #17416, 63 acres, to the north or Michael Davidson, parcel #17288, 44 acres, to the east. John Harris, Engineer, stated this was due to the location of the creek. Staff recommends a 60-foot wide dedication of public right-of-way be shown, but not built, to the Corn and Davidson properties for possible future interconnecting roadways. Staff also recommends utility easements as specified by the Public Works Department, be shown along with the dedication of right-of-ways to the three adjoining properties. The revised site plan shows the dedication of right-of-way to the Corn property. The engineer will evaluate the dedication of right-of-way to the Davidson property prior to preliminary review. Staff recommends that a sign be placed at each of the three stub out locations stating that it is the location of a possible future roadway.

A revised site plan has been posted to the Planning Department web site.

Each lot is proposed to have an individual septic system and repair area. Thomas Boyce, Environmental Health Soil Specialist, has reviewed the soil scientist report and found it adequate for sketch design review. The developer proposes to serve the subdivision with county water by extending the waterline from Windfall Creek Subdivision to the east. In order to extend the water line along the private portion of Hatley Road, the developer will need to obtain easements from the adjoining property owners. If these easements cannot be obtained, the developer plans to utilize private wells for each lot. The Chatham County Public Works Department has not reviewed the plan at this time.

**Re: Cooper Subdivision**

**Recommendation:** The Planning Department and Planning Board recommend granting sketch design approval with the following conditions:

1. The preliminary and final plats shall include a 50-foot wide dedication of public right-of-way to the properties of Phillip Corn, parcel 17417 and Michael Davidson, parcel # 17288.
2. 20 foot wide temporary construction easements shall be shown on each side of the dedications of public right-of-way to Corn and Davidson property.
3. A temporary turnaround meeting the size requirement as specified in the Subdivision Regulations for a cul-de-sac shall be provided at the end of the stub out to the Chatham Land and Timber Mgmt, LLC property and be built, at a minimum, to an all weather travel way surface.
4. A sign shall be placed at each stub out location stating that it is the location of a possible future roadway.
5. The developer shall provide utility easements as required by Chatham County Public Works along each stub out to adjacent properties.
6. The developer shall continue the pavement of SR-1714 to the end of state maintenance.