

PLANNING & ZONING REVIEW NOTES

III. B. 2.

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**SUBJECT:** Request by Ricky Spoon for final plat approval of Henry's Ridge Subdivision, Lots 6 – 40, consisting of 35 lots on approximately 90 acres, located off S. R. 1822, Henry Webster Road, New Hope Township.

- ATTACHMENTS:**
1. Major subdivision application.
  2. ArcView map, parcel 82359
  3. Memo from Van R. Finch, Surveyor, dated 2/14/06
  4. Final Plat entitled "Henry's Ridge", prepared by Van R. Finch, Land Surveys P. A.

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

See major subdivision application and final plat for background information.

Approvals to date:

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 Planning Board reviewed and recommended approval of Henry's Ridge, Phase I, consisting of 17 lots (#'s 6 – 7, 11 – 16, 21 – 24, 27 and 29 – 32) at the February 7, 2007 meeting. Prior to review by the Board of County Commissioners, the developer requested that Phase I be removed from the agenda. See attachment # 3. These lots have now been incorporated into this current submittal.

This request is for final approval of 35 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,

***Re: Henry's Ridge Subdivision, Lots 6 - 40***  
**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

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 35 lots.

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.

Prior to recordation of the final plat, Note # 10 shown on the paper copies will be changed to read “Until acceptance by The N. C. Department of Transportation, maintenance of Henrys Ridge Road and Henrys Hill Lane will the responsibility of Ricky Spoon Builders, Inc. or the Henry's Ridge Homeowners Association”.

The plat displays the required information.

**RECOMMENDATION:** The Planning Department recommends granting final plat approval of “Henry's Ridge” 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.