

PLANNING & ZONING REVIEW NOTES

V. A.

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**SUBJECT:** Request by Samir Bahho, P.E. on behalf of Wilkinson Creek, LLC, Dan Walsh and Randy Voller, for subdivision sketch design approval of “**The Woods at Wilkinson Creek**”, consisting of 23 lots on approximately 47 acres, located off S. R. 1537, Tobacco Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel # 1685
3. Soil Scientist report and map
4. Sketch design map prepared by Samir W. Bahho, P. E., dated 4/10/06

**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 23 lots to be accessed by two separate state maintained, public roadways. The road shown labeled ‘Road’s End’, 60 foot wide, private R/W on the sketch design plan is proposed to be upgraded to a state maintained, public roadway and will be labeled as such on the preliminary and final maps. See sketch design plan. An existing subdivision, Road’s End, consisting of 19 lots, currently uses the private easement labeled ‘Road’s End’ as access to their subdivision. Attachment # 2, ArcView map, shows this existing easement and the Road’s End subdivision lots. The developer proposes to abandon a portion of this existing easement and realign the easement to meet the new proposed state maintained road, labeled ‘Chelsea Way’ on the sketch design map. The developer is planning to meeting with residents of Road’s End Subdivision on Thursday, April 27, to explain the proposal and provide an opportunity for comments and/or concerns regarding realignment of the existing roadway to be discussed. The issue of realignment of this existing easement is a private matter between the developer and the Road’s End residents. If the parties do not agree, the developer may need to resubmit a revised sketch plan, if the lot and road layout changes significantly. Staff recommends that this issue be resolved prior to submittal of the preliminary design with documentation of an agreement provided to staff.

The road names shown on the plat, ‘Chelsea Way’ on the main road and ‘Road’s End’ on the cul-de-sac will be switched on the preliminary plat and final plats. Per the Chatham County Emergency Operations Office, the main road serving the proposed subdivision and existing Road’s End Subdivision should be named ‘Roads End’ in order for the existing physical / mailing addresses within Road’s End Subdivision not to change.

*Re: The Woods at Wilkinson Creek*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

The Emergency Operations Office has advised that punctuation is not allowed to be used in road names; therefore, the road name must be Roads End. County water is available to the project.

Each lot will be served by an individual septic system and repair area. A soil scientist report with soils map has been provided by Agri-Waste Technology, Inc. See attachment # 3. A complete copy of the report can be found on the Planning Department web site at [www.co.chatham.nc.us](http://www.co.chatham.nc.us) under Planning and then select Zoning and Subdivision Cases, 2006, Woods at Wilkinson Creek. Thomas Boyce, Chatham County Soil Specialist has reviewed the report and found it adequate for the proposed design. One or more of the lots may need an off-site system. This will be determined prior to preliminary plat submittal. Per Mr. Boyce, soils appear to be available to accommodate off-site systems.

**RECOMMENDATION:** The Planning Department recommends granting sketch design of ‘The Woods at Wilkinson Creek’ with the following condition:

1. The issue of realignment of the Road’s End private easement shall be resolved prior to preliminary design submittal with documentation of agreement provided to staff.