



**CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
AGENDA ABSTRACT**

**ITEM NUMBER:**  
**MEETING DATE:**  
5-15-06

**PART A**

**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.

**Action Requested:**

See Recommendations.

**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

**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: The Woods at Wilkinson Creek**

### **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 met 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. The developer stated at the Planning Board meeting that after the April 27<sup>th</sup> meeting, his opinion was that the Roads End residents were in favor of the road realignment. There were no comments received at the Planning Board meeting from adjacent owners regarding the road realignment. 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.

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.

**Re: The Woods at Wilkinson Creek**

**Recommendation:** The Planning Department and Planning Board recommend 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.
2. Road names 'Roads End' and 'Chelsey Way' shown on the sketch design map shall be switched on the preliminary and final plat so that the main road name serving the proposed subdivision, The Woods at Wilkinson Creek and existing Roads End Subdivision will be 'Roads End'.