

PLANNING & ZONING REVIEW NOTES

V. B.

SUBJECT: Request by Phreddie D. Popp for subdivision sketch design approval of **“Burnette Mountain Estates, LLC”**, consisting of one lot of 1.5 acres, located off S. R. 1700, Mt. Gilead Church Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. Letter dated 5/11/06 from Phreddie D. Popp.
3. Copy of Plat Slide 34-90.
4. Aerial map of existing lots.
5. Sketch design map, entitled “Phreddie Delois Popp”, prepared by Freehold Land Survey, Inc.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application, letter from applicant, and sketch design map for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The applicant is requesting sketch design approval of the fourth (4) lot on a private easement. See attachment # 5, Lot # 3, (labeled in red). The Subdivision Regulations state in part in Section 6.4, Lots, B (3) “If found to be desirable to the road design, up to four (4) lots may be served by the thirty (30) foot easement, provided a portion of the easement is built to county private road standards (16 foot wide travelway with four inches of crush and run stone). The length of the easement to be improved in this manner will be established at sketch design approval.” Please review the entire section for complete language.

Lot # 1 of 1.50 acres shown on attachment # 5 was approved by staff as a minor subdivision of land on 3/14/06. This lot was considered the third (3) lot on the easement. The existing three (3) subdivision lots and the proposed fourth (4th) lot will all share a portion of the common easement, i.e. Lots 1, 3, 5, and 6 as shown on attachment # 5. See highlighted area on attachment # 4. The balance of the 10.170 acre tract will be recombined with adjacent property currently owned by Delois Popp creating an exempt, over 10 acre tract and will not be counted as a lot on the easement.

Terry Ritter, Chatham County Environmental Health Specialist, has evaluated the existing 10.170 acre tract and identified enough suitable soil for two separate 4-bedroom septic systems. If the Board recommends approval of the 1.50 acre tract, the applicant will then work with Environmental Health to obtain a septic improvement permit for the 1.50 acre tract.

Re: "Burnette Mountain Estates, LLC"

RECOMMENDATION: The Planning Department recommends granting approval of "Burnette Mountain Estates, LLC" consisting of one (1) lot to be considered the 4th lot on a portion of the common easement with the following conditions:

1. The completion of the subdivision may be approved by staff as a minor subdivision of land.
2. The entire length of the easement serving the newly created 4th lot, shall be upgraded to a 16 foot wide travelway with 4 inches of crush and run stone. Said upgrade shall be verified by a licensed road builder, surveyor, engineer, etc. prior to plat being recorded.
3. A commercial driveway permit shall be obtained from the North Carolina Department of Transportation for the easement / driveway entrance unless NCDOT determines that no permit is required.