

PLANNING & ZONING REVIEW NOTES

VI. A.

SUBJECT: Request by MAC Development, LLC for subdivision sketch and preliminary design approval of “**Cedar Grove Subdivision, Phase IV**”, consisting of 11 lots on 43 acres, located off S. R. 1540, Jones Ferry Road.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel # 80488
3. Preliminary plat entitled “Cedar Grove, Phase IV”, prepared by Van R. Finch, - Land Surveys, P. A., dated October 5, 2005, revised April 10, 2006

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary plat for background information.

July 1, 2004: Staff approval of a five (5) lot minor subdivision for Cedar Grove.

April 18, 2005: County Commissioner granted final approval of Cedar Grove, Phase II, consisting of 8 lots.

May 19, 2005: County Commissioners granted final approval of Cedar Grove, Phase III, consisting of 4 lots.

November 7, 2005: County Commissioners granted sketch design approval of Cedar Grove Subdivision, Phase IV, consisting of 11 lots on 43 acres. Sketch design expired May 7, 2006 due to hold-ups experienced in obtaining various permits.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch and preliminary design approval of 11 lots to be accessed by a state maintained roadway. A dedication of public right-of-way has been shown to the adjoining property of Larry and Susan Fearrington, 11.29 acres, as required at sketch design.

Agency reviews have been received from the following:

U.S. ARMY CORPS OF ENGINEERS	404 Creek Crossing Permit	January 5, 2005
NCDWQ	401 Water Quality Certification	January 9, 2006
NCDOT	Road Construction Plans	May 11, 2006

A commercial driveway permit is not required since this roadway is a continuation of existing Cedar Grove Road.

Each lot is dependent on an individual well and septic system and repair area. Septic areas for Lots 18, 19, 21, and 28 are to be served by Lot A. The final plat will designate

Re: “Cedar Grove Subdivision, Phase IV”

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con’t

individual off-site septic areas within Lot A for said lots. A 15-foot wide utility easement is shown on the plat for access to the off-site septic area. Thomas Boyce, Chatham County Environmental Health Soil Specialist has reviewed the soil scientist report and soil map and found them adequate for preliminary review.

The Chatham County Emergency Operations Office has approved the road name “Wren Lane”.

The branch shown as the eastern boundary line of Lots 19 and 20, does not show on the USGS TOPO map and; therefore, is not required to be buffered. A small portion of Meadow Branch does affect Lot 20 and is shown having the required 50-foot wide water hazard buffer.

The subject property is within one (1) mile of a Voluntary Agriculture District and will require a certificate of notification to be placed on the final plat.

RECOMMENDATION: The Planning Department recommends granting sketch and preliminary approval of “Cedar Grove, Phase IV” with the following conditions:

1. The final plat shall designate individual off-site septic areas for Lots 18, 19, 21, and 28.
2. The final plat shall display a Voluntary Agriculture District certificate.