

PLANNING & ZONING REVIEW NOTES

V. E.

SUBJECT: Request by Jim Anderson, Crosland, for subdivision sketch design approval of “**Chatham Land and Timber Property**”, consisting of 169 lots on approximately 302 acres, located off S. R. 1711, Bynum Ridge Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #3025
3. Soil Scientist report and map.
4. Map of Adjoining Owners and list.
5. Copy of sketch plan for The Hamptons.
6. Development plan.
7. Sketch design map, entitled “Chatham Land & Timber Property, prepared by Turnbull Stigmon Design, dated May 12, 2006.

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 169 lots on 302 acres to be accessed by a public, state maintained roadway. The property is bordered on the south by Williams Pond, consisting of 185 lots on 650 acres and on the east by The Hamptons, consisting of 89 lots on 183 acres. Both of these proposed developments have received subdivision sketch design approval and are proceeding through the subdivision process. The sketch design plan for The Hamptons provided for a public road stub-out to the adjoining property of Chatham Land & Timber, 302 acres. See attachment # 5. The sketch design plan submitted for review for Chatham Land and Timber provides a dedication of public road right-of-way to The Hamptons (shown as the John J. Burnette, property) See sheet 1 of attachment # 7. It is unclear if these access points are aligned with each other and, in talking with Jim Anderson, Crosland, the steepness of the slope (approximately 40%) may not allow for an interconnecting roadway built to NCDOT standards between the developments. Staff recommends that the Chatham Land and Timber property developers meet with The Hampton developers prior to preliminary plat submittal to evaluate the possibility of providing an interconnecting roadway. The sketch plan also provides for a dedication of public right-of-way to the adjacent property to the west, Charles Pace, Etal, 215 acres. Due to the steepness of the slope in this area and stream location, staff recommends the developer evaluate whether this location is feasible for a future interconnecting roadway or if there is another location that is better suited for connectivity. The Pace property appears to have access off of SR-1712, East Cotton Road which connects to US Hwy 15-501 N. A third proposed dedication of right-of-way is shown to the east near Red Coon Road, a private easement, off S. R. 1700, Mt. Gilead Church Road. Staff recommends this location be evaluated prior to preliminary review due to adjacent proposed property divisions.

Re: "Chatham Land and Timber Property"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Lots 13 – 19 have direct state road frontage on S. R. 1711, Bynum Ridge Road. In order to eliminate multiple driveway access onto Bynum Ridge Road, a 30-foot wide private easement is shown to provide interior access to these lots.

County water is available and will be utilized. Staff recommends that utility easements be provided to the adjoining proposed development to the east, The Hamptons and to the property to the west, Charles Pace, Etal. Each lot will utilize an individual septic system and repair area. A soil scientist report and map have been provided, see attachment # 3. Thomas Boyce, Environmental Health Soil Specialist, has reviewed the report and found it adequate for sketch design.

The property borders Polkberry Creek. There is some floodable area along the creek as shown on FIRM rate map #3710976300J, dated 07-13-05. The FEMA 100 year flood line is shown on the sketch design plan. The required 50 foot water hazard buffer along the tributaries flowing into Polkberry Creek are also shown. All lots have a minimum of 40,000 square feet of useable area outside flood or water hazard buffer.

The sketch design plan shows various areas of common open space (C. O. S.). A development plan has been submitted by the developer. See attachment # 6. The Subdivision Regulations states that subdivisions with more than 50 lots that provide a development schedule are not required to adhere to the six (6) month time limit on the validity of sketch design. The development must continue according to the over all time schedule established at the time of sketch review. See Section 4.2 B (4) for entire language.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of "The Chatham Land and Timber Property" with the following conditions:

1. Prior to preliminary submittal, the three dedications of public right-of-way to adjacent properties shown of the plat shall be evaluated for the best possible location for connectivity due to steepness of slopes, stream crossings and adjacent land configuration.
2. The preliminary and final plats shall provide utility easements to the adjoining properties of "The Hamptons" to the east and Pace to the west.