

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by Fitch Creations, Inc. for subdivision final plat approval of “**Survey for Fearington, Millcroft Cluster Homes (Close 3 & 4)**”, consisting of 14 lots on approximately 4 acres, located off S. R 1817, Millcroft Road, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map
3. Letter from Alan R. Keith, P. E., dated May 10, 2006.
4. Final plat entitled “Millcroft Cluster Homes, Close Three & Close Four”, prepared by Van R. Finch, Land Surveys, P. A., dated March 8, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

The property is a portion of the Fearington Planned Unit Development.

October 17, 2005: County Commissioner preliminary approval of Millcroft Cluster Homes consisting of 37 lots on 15 acres.

October 17, 2005: County Commissioner final approval of Millcroft Cluster, Close Two, consisting of three (3) lots.

February 20, 2006: County Commissioner final approval of Millcroft Cluster, Close One, consisting of nine (9) lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Close 3 & 4 consisting of 14 lots to be accessed by private roads, Harnett and Lenoir. Per Alan R Keith, P. E., Diehl & Phillips, P. A., all required work associated with Close 3 & 4 has been completed; therefore, no financial guarantee is necessary. Lots will be served by county water and the Fearington sewer treatment plant. Water service is currently provided within the right-of-way of Millcroft.

Per the surveyor, Van R. Finch, lot size of Lot #4072 is to be increased slightly. This change will be made to the mylar copy of the final plat prior to recordation. Other than this change, the plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of “Survey for Fearington, Millcroft Cluster Homes, Close 3 & 4” as submitted with the following condition:

1. The plat not be recorded until staff has received documentation from Chatham County Public Works regarding water line testing and receipt of as-built water line plans.