

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Lewis T. Metty for subdivision sketch design approval of “**Cedar Mountain**”, consisting of 65 lots on 162 acres, located off SR-1540, Jones Ferry Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel # 1611 & 1721
3. Soil Scientist report and map.
4. Copy of Plat Slide 99-403.
5. Sketch design map entitled “Cedar Mountain”, prepared by Van R. Finch, Land Survey, P. A., dated June 16, 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 review and approval of “Cedar Mountain”, consisting of 65 lots. Access is to be provided byway of existing, Cedar Grove Rd, a public, state maintained roadway, serving Cedar Grove Subdivision. The roads in Cedar Mountain are also proposed to be public, state maintained roadways. Although served by the same common access road, Cedar Grove and Cedar Mountain are to be considered separate subdivisions. Access to lots 3 & 4 and 7, 8 & 9 will be provided by 30 foot wide private easements off Cedar Grove Road. See sketch plan.

Each lot is proposed to be served by individual wells and septic systems and repair areas. The soil report and map and sketch design plan both show that several of the lots will require off-site septic and repair areas. Utility easements from the lots to the off-site septic areas have been shown on the sketch plan. Thomas Boyce, Chatham County Environmental Health Soil Specialist, has reviewed the soil report and map, and found it adequate for sketch design.

The sketch plan shows a “30’ utility & pvt access esmt” at the end of Road # 3 to the eastern property boundary. Per Plat Slide 99-403 and 94-367there is an easement of record which provided ingress and egress access from the end of ‘Emily Lane’ to the subject property and property to the north, previously owned by Jane Durham Williams. This easement extends from Emily Lane across the property of Larry D. and Beatrice Runyan, Lot # 13 of The Hills of North Chatham, to the subject property . A roadway has been built on a portion of this easement to serve lots within Woodcrest Subdivision, shown on sketch plan map as PS-2003- 35 and PS-2002-361, previously Jane Durham Williams property. Emily Lane is a private road constructed to the county private road

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standards. Per the developer, the utility and private access easement shown on the sketch design plan, is to provide for emergency vehicle access only and is not intended for use by lot owners in Cedar Mountain. Tom Bender, Fire Marshall has reviewed the sketch plan and recommended that the access for emergency vehicles be constructed as a 16 foot wide, all weather travel surface and that there should be a commitment from the developer for the future upkeep and maintenance of the access.

Staff recommends that the right-of-way be widened to a minimum of 50 feet and also be labeled as dedication of public right-of-way. This may allow for possible interconnecting public roadways, if property owners within The Hills of North Chatham Subdivision decided in the future to upgrade their private road to public.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Cedar Mountain” with the following conditions:

1. The emergency access easement be widened to a minimum of 50 feet and be labeled as “50 foot wide dedication of public right-of-way and emergency vehicle access”.
2. The emergency vehicle access shall be constructed to a minimum standard of a 16 foot wide, all weather travel surface. A note shall be placed on the preliminary and final plats detailing the standards to which said access is constructed and future upkeep and maintenance responsibilities.