

PLANNING & ZONING REVIEW NOTES

III. B. 1.

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**SUBJECT:** Request by Richard Fox for subdivision preliminary approval of “**Hickory Downs**”, consisting of 41 lots, on 167 acres, located off SR-1506, Bowers Store Road, Hickory Mountain Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView Map, parcel 11946.
3. Preliminary plat entitled “Hickory Downs”, prepared by CE Group, dated June 16, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and preliminary plat for background information. February 20, 2006: County Commissioner sketch design approval of 41 lots on 167 acres.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary approval of 41 lots to be accessed by a 50 foot wide, public, state maintained roadway. The entrance, as shown on the preliminary plat, is off S. R. 1506, Bowers Store Road. No lots will be accessed off of U. S. Hwy 64. Agency approvals have been received as follows:

NCDOT	Road Plan Approval	April 12, 2006
NCDOT	Commercial Driveway Permit	January 31, 2006
Chatham County Environmental Health, Erosion Control Section	Erosion Control Permit	April 17, 2006
U.S. ARMY CORPS OF ENGINEERS	Notification of Jurisdictional Determination (Wetlands)	April 27, 2006

Per the NCDOT road plan approval, “also note that for Road C to meet the density requirement, lot 10 must have their driveway on Road C.” Staff recommends that Lot 10 be accessed from Saddle Ridge Drive (Road C), to provide for future acceptance of said drive by NCDOT for maintenance. Staff recommends that access to Lots 35 and 39 be labeled as “private 30’ wide easement” on the final plat.

Per David Gainey, Soil & Environmental Consultants, P. A., no creek crossing permit is required from the U. S. Army Corps of Engineers. The preliminary plan indicates that access to Lot 35 may cross designated wetlands. See preliminary plan. Staff recommends that access to Lot 35 be designed not to impact designated wetlands and be shown as such on the final plat.

*Re: Hickory Downs*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

The Chatham County Emergency Operations Office has approved the road names 'Hickory Downs Drive', 'Hunter Glen Lane', and 'Saddle Ridge Dr.'.

Staff recommends that the "60' Dedication For Future Access" shown on the plat to the adjoining property of Chatham Farms, LLC, 312 acres, be changed on the final plat to read "60 foot wide public dedication of right of way" to provide for possible future public interconnecting roadways.

In lieu of a soil scientist report, the developer has worked directly with the Chatham County Environmental Health Office to obtain individual septic improvement permits for each lot. Per an e-mail from Thomas J. Boyce, R.S., L. S. S., Chatham County Environmental Health, "Hickory Downs Sub. has been completed as far as field work. Each lot is approvable and permits are being written." Individual permits for each lot will be provided with the final submittal. Each lot will be served by an individual well.

**RECOMMENDATION:** The Planning Department recommends granting preliminary plat approval of Hickory Downs with the following conditions:

1. Access to Lots 35 and 39 be labeled as "private 30' wide easement" on the final plat.
2. Access to Lot 35 be designed not to impact designated wetlands and shown as such on the final plat.
3. The "60' Dedication For Future Access" shown on the preliminary plat to the adjoining property of Chatham Farms, LLC, 312 acres, be changed on the final plat to read "60 foot wide public dedication of right of way" to provide for possible future public interconnecting roadways.