

V. B.

SUBJECT: Request by Community Properties, Inc. on behalf of Hilda McBane for subdivision sketch design approval of “**McBane Property Subdivision**”, consisting of 109 lots on 159 acres, located off S. R. 1520, Old Graham Road, Hadley Township.

- ATTACHMENT:**
1. Major subdivision application.
 2. ArcView map, parcel 10917
 3. Historical Records Review / Natural Heritage Program File Search – McBane Tract, dated June 14, 2006, prepared by Soil & Environmental Consultants, P.A.
 4. Traffic Assessment prepared by Ramey Kemp & Associates, Inc., dated June 19, 2006.
 5. Sketch design plan, prepared by CE Group, Inc., dated June 19, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design plan for background information. This property is located off Old Graham Road, SR-1520, and north of proposed subdivision The Woodlands (formally Page, Grantham, Womble subdivisions) and west of existing Rock Rest and proposed The Bluffs. The property is located in an unzoned portion of Chatham County and a watershed district of WSIV-Protected Area.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design review and approval of 109 lots to be accessed by public, state maintained roadways. There are two proposed entrances, one is proposed across from existing Rock Rest Road, SR-1547 and one is to be situated across from a newly proposed private entrance into The Bluffs (sketch design approval was granted for The Bluffs on 5/15/06). The traffic assessment prepared by Ramey Kemp & Associates, attachment # 4, states in part “The intersections of Old Graham Road at Rock Rest Road / McBane Property site driveway and the proposed site driveways to the south would be expected to operate at an acceptable level of service upon full build out of the development.....In summary, The Bluffs and McBane Property developments are not expected to have a significant impact on adjacent roadways or intersections.”

The sketch plan shows a “proposed 60’ access easement” to the adjacent property of Winfred Lynn Check & Sharon C. Holland, 138 acres. Staff recommends this language be changed to read “60 foot dedication of public right-of-way” on the preliminary and final plats. Staff also recommends a dedication of public right-of-way be provided to the adjacent property of Kenneth & Cynthia Crossen, 49 acres and shown on the preliminary and final plats.

Re: McBane Property Subdivision

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

An Historical Records Review / Natural Heritage Program File Search – McBane Tract, dated June 14, 2006, has been prepared and submitted by Soil & Environmental Consultants, P.A. See attachment # 3.

Potable water and wastewater treatment is proposed to be provided by Heater Utilities, Inc., a private company. Staff has requested a verification letter from Heater Utilities.

A note on the plat states “ blueline stream shown on USGS Map. Feature is not jurisdictional per field review by USACE along with Soil & Environmental Consultants, P.A.” Based on this determination, the creek is not shown with a 50 foot water hazard buffer. Staff has requested a verification letter to this effect in order for the water hazard buffer not to be required. It is recommended this verification be submitted prior to preliminary plat review.

There is portion of the property along Dry Creek that is within the 100 year flood plain as noted on the sketch plan. All lots have a minimum of 40,000 square feet of useable area.

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

1. Language on the preliminary and final plats shall be changed to read “60 foot dedication of public right-of-way”.
2. A 60 foot dedication of public right-of-way shall be shown to the adjacent property of Kenneth & Cynthia Crossen.
3. Staff shall receive, prior to preliminary plat submittal, a verification letter from the U.S. Army of Corps of Engineers or Soil & Environmental Consultants regarding status of blueline stream shown on sketch map.