

PLANNING & ZONING REVIEW NOTES

V. C.

SUBJECT: Request by Jesse Fearrington for subdivision sketch design approval of “**Monterrane, Phase IV**”, consisting of six (6) lots on 31 acres, located off S-R-1700, Mt. Gilead Church Road, Williams Township.

ATTACHMENTS:

1. Major subdivision application
2. Copy of County Commissioner sketch design agenda abstract for “Monterrane, Phase IV”, dated October 1, 2001.
3. ArcView map, parcel #'s 19312 and 78799
4. Copy of plat slide, 2001-57
5. ArcView map showing adjoining properties.
6. Soil Scientist report dated June 16, 2006.
7. Sketch design map entitled “Monterrane Phase 4”, prepared by Smith and Smith, Surveyors, dated May 9, 2001.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information.

This project previously received sketch and preliminary design approval by the Board of County Commissioners for 6 lots in 2001. The project was not completed at that time; therefore, the developer is required to resubmit for sketch design review and approval. There were two issues of concern at that time, access to the Haywood property to the north and public roads versus private roads. See attachment # 2.

This property is located in a RA-5 (3 acre minimum/ 5 acre average) zoning district and a WSIV-Protected Area watershed district. The property is to be accessed through existing Monterrane Subdivision which is served by a public state maintained road to the intersection of Valee Drive and Avallant Drive, see attachment # 4. The road becomes a county standard private road at this intersection. This is also the point where the zoning district changes from RA-40 to RA-5. See attachment # 3.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design for six (6) lots to be accessed by a county standard private, paved road. The Subdivision Regulations states in Section 6.2 (D) (2) b. 5. “If a large lot subdivision has 24 or less lots and the road is to be paved, then it shall be constructed to state standards although not designed to state standards.”

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The sketch plan shows a “new 60’ private access easement” to the property to the south of Phillip W. Corn, 63 acres. During the recent review of the Cooper subdivision request off Hatley Road, the Board required a 50’ wide dedication of public right-of-way to the Corn property. The access from Cooper to Corn will require the crossing of Parker’s Creek. Staff also recommends a 60 foot wide dedication of private right-of-way and utility easement be provided to the property to the north, John Walton Haywood, 17 acres, and property to the east, Stanley V. Burnette, 22 acres and shown as such on the preliminary and final plans. At this time, properties of Corn, Haywood and Burnette appear to be landlocked properties. Although the sketch plan shows the cul-de-sac touching the Burnette property, there does not appear to be 60 feet of width as required for construction of a county standard private road.

County water is available to the project and will be utilized.

Each lot is proposed to have an individual septic system and repair area. In 2001 Mr. Fearrington obtained septic permits for each lot; however, those permits are due to expire in August, 2006. An updated soil report has been submitted for this review. Thomas Boyce, Chatham County Environmental Health Specialist has reviewed the updated report and found it adequate for sketch design review.

RECOMMENDATION: The Planning Department recommends granting sketch design approval for “Monterrane, Phase IV” with the following condition:

1. A 60 foot wide dedication of private right-of-way and utility easement shall be shown on the preliminary and final maps to the properties of Corn, Burnette, and Haywood.