

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Polk Sullivan, LLC for subdivision sketch design
Review of “**Crescent Hill**”, consisting of 2 lots on 10.5 acres,
located off Old Graham Road, SR-1520, Hadley Township.

- ATTACHMENTS:**
1. Major subdivision application.
 2. Arc View map, parcel #10922.
 3. Copy of map showing The Bluffs along with Shively and Crescent Hill (formally Mountain View) Tracts.
 4. Letter from Town of Pittsboro dated July 11, 2006 regarding water availability.
 5. Letter from Aqua North Carolina regarding water and sewer service.
 6. Comments from Anna H. Smith, Urban Biologist, NC Wildlife Resources Commission
 7. Sketch design map prepared by Absolute Land Surveying and Mapping, P.C., dated July 10, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The applicant / developer is requesting sketch design approval of two (2) subdivision lots to be accessed off the private roadway proposed to serve The Bluffs. Although accessed by the road serving The Bluffs, the subject property is a separate subdivision. See attachment # 3 for property location. The map also consists of two (2) exempt, over 10 acre tracts, (Lots 127 and 128). The Board of County Commissioners granted sketch design approval of The Bluffs on 5/15/06 for 112 lots. Private roads serving 24 or less lots may be graveled. Per the Subdivision Regulation Section 6.2, Rural Roads, D (3) (K), “all roads which will provide direct or indirect access to twenty-five (25) or more subdivision lots shall be designed to meet N. C. Division of Highways’ standards for subdivision roads, and travel ways shall be constructed to said standards.” All roadways within the project (Bluffs and Shively) will be private, designed and constructed to meet the N. C. Division of Highways hilly standards.

Re: Crescent Hill- con't

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The property lies within an RA-5 zoning district and a River Corridor watershed district. The subdivision lots meet the 3 acre minimum / 5 acre average lot size as required. There is floodable area along the Haw River that is shown as a portion of the exempt, over 10 acre tracts. There is an archaeological excavation site on Lot # 127. Anna Smith, Urban Biologist, NC Wildlife Resources Commission, has assisted staff in reviewing the Natural Heritage Program information regarding the biology and cultural resources that may impact the property. Her comments regarding this site are listed as attachment # 6. The developer has provided information regarding preservation of this site. There does not appear to be a need for additional environmental impact review of Lots 125 and 126.

Water will be supplied by Aqua North Carolina pursuant to a water agreement with the Town of Pittsboro. See attachment # 4. Wastewater treatment will also be provided by Aqua North Carolina through the wastewater treatment facility at Chapel Ridge. See attachments 4 & 5.

RECOMMENDATION: Staff recommends granting sketch design approval of “Crescent Hill” as submitted.