

PLANNING & ZONING REVIEW NOTES

III. B. 2.

SUBJECT: Request by Richard E. Fox for subdivision final plat review 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. Final plat entitled “Hickory Downs”, prepared by Van R. Finch, Land Surveys, P. A., dated July 10, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary plat for background information.

Approvals to date:

February 20, 2006: Sketch design approval.

July 17, 2006: Preliminary plat approval

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of 41 lots to be accessed by a public, state maintained roadway. Per the developer the roadway has been constructed to the NC DOT standards; however, the testing and engineers certification as required by NC DOT has not yet been completed. Staff has not received, as of this date, the certification letter from NC DOT verifying the road construction. Staff has received documentation from CE Group, Inc stating that the seeding and mulching of the road shoulders has been completed, and that there is a vegetative cover. Staff recommends that the plat not be recorded until the certification letter from NC DOT has been received.

Staff has received copies of the septic improvement permits for each lot from the Chatham County Health Department, Environmental Health Division.

Conditions of preliminary plat approval are listed below. These conditions have been met. See final plat.

1. Access to Lot 35 be designed not to impact designated wetlands and shown as such on the final plat.
2. 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.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of “Hickory Downs” with the following condition:

1. The final plat shall not be recorded until staff has received the certification letter from NC DOT regarding roadway construction or a financial guarantee is approved covering such improvements.

