

PLANNING & ZONING REVIEW NOTES

V. B.

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**SUBJECT:** Request by Community Properties for subdivision sketch design review of “**Shively Tract**”, consisting of 12 lots on 68 acres, located off Old Graham Road, SR-1520, Hadley Township.

- ATTACHMENTS:**
1. Major subdivision application.
  2. ArcView map, parcel #'s 10926 and 66355
  3. Copy of map showing The Bluffs along with Shively and Mountain View tracts.
  4. Letter from the 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, WRC 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 12 lots to be accessed by 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 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: Shively Tract*

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

The property lies within an RA-5 zoning district and a River Corridor watershed district. The lots meet the 3 acre minimum / 5 acre average lot size as required. There is floodable area along the Haw River as shown on the sketch plan. Lots along the river are a minimum of five (5) acres with at least three (3) acres outside of the flood area. An access easement is shown from the end of the cul-de-sac to the river to provide pedestrian access. Water hazard buffer areas, 100 foot from the bank of the stream landward, as required by the Watershed Protection Ordinance are designated on the sketch map.

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 attachment 5.

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. Based on her comments, staff does not think further environmental assessment is necessary. See attachment # 6.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of “Shively Tract” as submitted.