

PLANNING & ZONING REVIEW NOTES

V. E.

SUBJECT: Request by Coffey Grounds of Chapel Hill, Inc for subdivision sketch design approval of “**Horizon**”, consisting of 66 lots on 103 acres, located off SR-1525, Hamlet Chapel Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #'s 2040, 2039, 1840
3. Soil Scientist report and map.
4. Development schedule.
5. Letter dated August 23, 2006 from Jane Pyle, Chatham County Historical Association, Inc.
6. Sketch design map titled “Horizon”, prepared by Van R. Finch, Land Surveys, dated July 11, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch plan for background information, i.e. zoning, road surface, water system, waste water system, and flood.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The project is proposed to be served by a public, state maintained roadway and county water. Due to the limited amount of state road frontage on Hamlets Chapel Road, staff has requested the developer explore the possibility of creating a common access to be shared by this project and the existing Buck Branch Road residents; thereby, eliminating the need to create an additional entrance onto the state road system. Per the tax mapping GIS system, there appears to be eight (8) residential lots currently using the Buck Branch private road. Staff thinks this would be a safer and more aesthetically pleasing alternative, but, all parties would have to agree. NCDOT has reviewed the proposed entrance location as shown on the sketch plan and has issued a commercial driveway review form stating that the location is acceptable and could be permitted.

Staff also recommends a 60' foot wide dedication of public right of way along with a utility easement be shown on the preliminary and final maps to the adjoining property of Stella W. Gattis, consisting of 40 acres. Staff thinks this dedication of right-of-way and utility easement should be located parallel to Road # 4, if possible.

County water is available and will be utilized. Staff recommends utility easements be provided to the Stella W. Gattis property as stated above and to one of the Buck Branch properties to provide for possible future extension of the water line to the Buck Branch residents.

Each lot will have an individual septic system and repair area. The soil scientist report and map, attachment # 3, have been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found to be adequate.

Re: Horizon

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Due to the project having more than 50 lots, the developer has chosen to provide a development schedule, attachment # 4. The schedule states that the preliminary plan will be provided for review within 18 months of sketch design approval versus the standard 12 months allowed by the Subdivision Regulations.

The developer has contacted the Chatham County Historical Association regarding the existing structure shown on the sketch plan. Attachment # 5 addresses this issue. The existing driveway currently serving this structure (shown on Lot #61) will be abandoned once the new, public roadway is constructed. It is not clear at this time whether this structure will remain or be removed.

RECOMMENDATION: The Planning Department recommends granting approval of the development plan and approval of the sketch design for “Horizon” with the following conditions:

1. The developer shall explore the possibility of creating a common access to be shared by this project and the existing Buck Branch Road residents.
2. A 60' foot wide dedication of public right of way shall be shown on the preliminary and final maps to the adjoining property of Stella W. Gattis. Staff recommends the right-of-way be located parallel to Road # 4, if possible.
3. Utility easements shall be shown on the preliminary and final maps to the Stella W. Gattis property and to a Buck Branch property owner. Location and width of the utility easements shall be as required by the Chatham County Public Works Department.