

PLANNING & ZONING REVIEW NOTES

V. D.

SUBJECT: Request by Mann's Chapel Properties, LLC for subdivision sketch design approval of "**Mann's Crossing**", consisting of 40 lots on 61 acres, located off SR-1532, Mann's Chapel Road and SR-1537, Tobacco Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel # 67266 and # 67267.
3. Letter/ e-mail from Stanley Stutts dated August 27, 2006.
4. Soil Scientist report and map.
5. E-mail from Bill Spang, developer, dated August 18, 2006, regarding private utility easement crossing NC DOT subdivision roads.
6. E-mail from Bill Spang, developer, dated August 18, 2006, regarding use of Colonial Pipeline.
7. E-mails (2) from Jane Pyle, Chatham County Historical Association, regarding historical structures located near the subject property.
8. Sketch design map titled "Mann's Crossing", prepared by Civil Consultants, Inc., dated July 12, 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. Lots 28, 29, 30 and 31 are currently proposed to be access directly from Tobacco Road. Staff recommends that Lots 28 and 29 share a common driveway entrance along with Lots 30 and 31 in order to keep the new driveway entrances onto Tobacco Road to a minimum of two. Staff recommends that the preliminary and final plats show the shared driveways and that a note be placed on the plats stating that these lots will utilize said shared driveways. Note # 9 shown on the sketch plan under General Notes states "All new lots shall have driveway access exclusively from new streets, except as shown". No dedication of right-of-way is recommended to the property to the west, The Woods at Wilkinson Creek, due to the Wilkinson Creek.

Staff has received an e-mail letter from an adjacent property owner, Stanley Stutts.

Mr. Stutts has concerns regarding sufficient soil for septic systems and repair areas; drainage/wetland area located on the property shown within Lots 33 and 34; and drainage of the property into Wilkinson Creek. See attachment # 3. The developer will address these issues at the Planning Board meeting.

Re: Mann's Crossing

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

County water is available and will be utilized. Individual septic systems and repair areas are proposed. As shown on the sketch plan, off-site septic areas are proposed for use by seven (7) of the lots with utility easements for piping and access to said off-site areas. The developer has provided staff with information from Jessie Knight, with NC DOT, regarding design standards for private septic system supply lines crossing NC DOT subdivision roads. See attachment # 5. Additional information regarding use of these off-site septic areas will be provided at preliminary review. A soil scientist report and map have been reviewed by Thomas Boyce, Chatham County Environmental Health Specialist, and found to be adequate for sketch design.

There is some floodable area along Wilkinson Creek as shown on the sketch plan. All lots along the creek have 40,000 square feet of useable area outside the floodable area.

As shown on the sketch plan, the Colonial Pipeline easement crosses the property, affecting Lots 31, 34, 35, 36, and an off-site septic area. Attachment # 6, e-mail from Bill Spang, developer, is information regarding the use of the pipeline. Staff has received a copy of the "Colonial Pipeline Company Encroachment Agreement", and "Guidelines for encroachments and /or third party activity on Colonial's right of way", and "Colonial Pipeline Company Landscaping Standard". Per the Encroachment Agreement, Item # 4, "Septic drain fields and or sewage drains used for percolation are not permissible inside the pipeline easement". All lots must have 40,000 square feet of useable area. Lot Area (Useable) is defined in the Subdivision Regulations as "Lot area suitable for septic fields. The area within the lot lines which is a contiguous or non-contiguous area suitable for a septic field, well, house and access. This area does not include areas such as public right-of-ways or land within the water hazard area or floodway." In this case, useable, is also defined as area outside the pipeline right-of-way. The preliminary and final plats will be revised to provide the required 40,000 square feet of useable area for lots 31, 34, 35 and 36.

Per Jane Pyle, Chatham County Historical Association, there are two houses and a cemetery located near, but not on, the subject property. See attachment # 7. Approximate location of said structures have been shown on the sketch plan.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of "Mann's Crossing" with the following conditions:

1. The preliminary and final plats shall be revised to provide a shared driveway for Lots 28 and 29 and Lots 30 and 31. A note shall be placed on the preliminary and final plats stating that these lots will utilize said shared driveways.
2. The preliminary and final plats shall be revised to provide 40,000 square feet of useable area for lots 31, 34, 35 and 36.

