

PLANNING & ZONING REVIEW NOTES

V. C.

SUBJECT: Request by David Ferrell, Village Investments, Inc. on behalf of Huang Eng-Shang and Betty Lou Ferrell, Etal for subdivision sketch design approval of “**NC Hwy 751 Parcels**”, consisting of 14 lots on 66 acres, located off Hwy 751, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel # 17760
3. Soil Scientist report and map.
4. Sketch map titled “NC Highway 751 Parcel”, prepared by CE Group, Inc., dated August 14, 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. The property is located in the Joint Chatham/Cary Planning Area.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The project is proposed to be served by a public, state maintained roadway. No dedication of public right-of-way is recommended to the adjacent properties shown to the east, Haithcox and Ragan, since both have existing state road frontage on SR-1742, Green Level Road and connection would require crossing of a perennial stream. Staff recommends that a note be place on the preliminary and final plats stating that Lot 1 must be accessed from the internal roadway and not have direct access to Hwy 751. Per the engineer, Lot 12, which is exempt from county review, will all be accessed off the internal road and not off Hwy 751. NC 751 functions as an arterial road moving traffic through the county from other areas. At some time in the future it will need widening to continue this function at an acceptable level of service. It is recommended that the developer consider possible widening of NC 751 to a four lane facility in the design of the subdivision, specifically as it relates to lot 1 and lot 12.

To the south of the property is a 50 foot wide Colonial Pipeline that appears to touch Lots 8, 9, 12, 14, and 15. Per information received from Colonial, no septic systems or repair areas are allowed with the right-of-way. Fencing and limited landscaping are allowed. All lots have a minimum of 65,340 (1.50 acres) square feet of useable area.

County water is not available. Lots will have individual wells. Lot # 8 will have a county approved septic system and repair area. All other lots will require surface drip septic systems which require approval by NCDWQ. Attachment # 3, soil scientist report, has been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found adequate for sketch design review.

Re: NC 751 Parcels

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Mark Ashness, CE Group, Inc. contacted Jane Pyle, with the Chatham County Historical Association, regarding two older structures located on the property. Per an e-mail from Ms. Pyle, the structures did not seem to have any historical significance.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “NC Hwy 751 Parcels” with the following condition:

1. A note shall be placed on the preliminary and final maps stating that Lot # 1 shall be accessed by the internal roadway only.

2. The developer shall consider the widening of NC 751 to a four lane facility specifically as it relates to lots 1 and 12 prior to preliminary plat submittal.