

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Dan Sullivan on behalf of Contentnea Creek, Co. for subdivision sketch design approval of “**Pennington South**”, consisting of 50 lots on 68 acres, located off U S. Hwy 64 E., New Hope Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #17347
3. Soil Scientist report and map.
4. Sketch design map entitled “Pennington South”, prepared by John W. Harris, P. E., dated July 13, 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 off US Hwy 64 East. The property is within the Phase 2 A Corridor Study area currently being conducted by NC DOT with partial funding from Chatham County. This plan is to identify long-term and short-term transportation and land development strategies for transitioning the corridor from its current state to a freeway and/or expressway. Staff has spoken with David Wasserman with NCDOT, regarding the study. Mr. Wasserman stated that the design for a freeway normally requires a 300 foot wide right-of-way and that if the sole access to the property is by way of US 64 then NC DOT may provide a commercial driveway permit, but the access may be relocated or closed in the future. He recommended reserving future public access to adjacent, undeveloped properties to help facilitate the relocation of access in the future. The sketch design plan provides for a public road stub-out to the property to the west owned by Robert L. and Rebekah Gunn, 10 + acres. The Gunn property fronts on Hwy US 64. A road-stub out to the property to the east, owned by Jeannine C. Dollar, 15 acres is also provided. The Dollar property fronts on SR-1941, Seaforth Road and could provide for an access onto Seaforth Road in the future. See attachment # 2. Note # 18 on the sketch plan states that “all lots shall be accessed internally”.

County water is available and will be utilized. Utility easements to provide for future looping of water lines are recommended to the west, east and south. Staff recommends the width and location of said easements be per Public Works specifications. Individual septic systems and repair areas are proposed. The developer has provided a soil scientist report and map. These have been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found to be adequate for sketch design review. There are seven (7) off-site septic areas proposed. Two creeks are shown on the property which appear to flow away from Jordan Lake. Water hazard buffers, 50’ from top of bank- landward, as required by the Watershed Protection Ordinance have been provided.

Re: Pennington South

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Note # 5 shown on the sketch plan is incorrect and will be corrected on the preliminary and final plans. The property is located in a RA-40 zoning district, not an RA-5 district.

Staff received a copy of a letter written to Dan Sullivan with Contentnea Creek Co., dated August 23, 2006 from Jane Pyle, Historical Assessment Coordinator with Chatham County Historical Association, Inc., stating that upon review of the subject property application packet, no historical structures or cemeteries appear to be present on the property. The letter also states that “if you find structures of any type, 50 years old or older, on your property, the Chatham County subdivision ordinance asks that you contact the CCHA to arrange a site visit by a representative.”

RECOMMENDATION: The Planning Department recommends granting sketch design approval to “Pennington South” with the following conditions:

1. Staff recommends utility easements be shown on the preliminary plan and final plat to provide for future looping of water lines to the west, east and south. The width and location of said utility easements shall be as specified by the Chatham County Public Works Department.
2. Note # 5 to be changed to reflect the correct zoning.