

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Dornoch Group for subdivision sketch design approval of “**Lystra Road Subdivision**”, consisting of 90 lots on 144 acres, located off SR-1721, Lystra Road, Williams Township.

ATTACHMENTS:

1. Memorandum from Gray Styers, dated 12/22/06
2. 8 ½ x 11 copy of revised sketch map.
3. Revised sketch map.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Please refer to December 5, 2006 application, attachments, and staff notes for background information. The Planning Board tabled this issue at their December 5, 2006 meeting to allow the developer time to respond to comments / concerns heard at the meeting.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Issues of concern expressed at the December 5th, 2006 Planning Board meeting included: whether the traffic analysis was conducted during the time school was in session and did it include other approved developments in the area, increased traffic and safety along Lystra Road, development within the Herndon Creek Ravine Natural Area, need for increased buffers along the ravine area, density, wetland areas, need for an environmental impact assessment, cul-de-sacs placed too close to the ravine area, and rock piles located on the property. Attachment # 1 is a written explanation of the changes and other efforts by the applicant to address concerns expressed at the December 5th Planning Board meeting. Additional information may also be provided by the developer at the January 2 meeting.

Jane Pyle with the Chatham County Historical Association, stated in an e-mail to staff that at the time these notes were written, she and the archaeologist had not had an opportunity to visit the property in regard to the piles of rocks, but plan to do so prior to the January 2nd Planning Board meeting.

The revised sketch plan included in this packet, shows the changes proposed by the developer.

RECOMMENDATION: The Planning Department recommends granting sketch design approval with the changes shown on the revised sketch plan with the following condition:

1. Note # 16 be changed on the preliminary and final plats to read “No septic systems shall be located within 100 feet of Herndon Creek. No structures shall be located within 200 feet of Herndon Creek.