

PLANNING & ZONING REVIEW NOTES

VI. B.

**SUBJECT:**

Request by David Ferrell, Village Investments, Inc. for subdivision preliminary approval of "NC 751 Parcels", consisting of 11 subdivision lots on 47 acres, located off NC Hwy 751, Williams Township.

**ACTION REQUESTED:** See Recommendation.

**ATTACHMENTS:**

The following may be viewed on the Planning Department website at [www.chathamnc.org](http://www.chathamnc.org) under Planning, Rezoning & Subdivision Cases, 2007.

1. Major subdivision application
2. ArcView map, parcel 17760
3. Preliminary plat titled "NC Highway 751 Parcel", prepared by CE Group, Inc, dated September 7, 2007.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

Zoning: RA-40 Water System: Private wells  
Watershed: WSIV-Protected Area Sewer System: Private  
Subject to 100 year flood plain: No

The Board of County Commissioners approved the sketch design plan on September 18, 2006 consisting of 14 lots on 66 acres.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer has changed the development name to "Lexington Subdivision". The new name will be shown on the final plat. The preliminary request before the Board is for Phase One of the project consisting of 11 subdivision lots and one (1) exempt, over 10 acre size lot, Lot # 12. Per Mark Ashness, CE Group, it is estimated that Phase Two consisting of three (3) lots will be submitted within two (2) years or sooner depending on market conditions.

Other agency approvals as required by the Chatham County Subdivision Regulations for preliminary plat approval have been received as follows:

CHATHAM COUNTY	Erosion Control Permit Phase One	Aug. 29, 2007
NCDOT	Commercial Driveway Permit	Aug. 04, 2007
NCDOT	Road Plan Approval Phase One	Aug. 10, 2007

Copies of the above listed permits can be viewed on the Planning Department web site.

**Re: NC751 Parcels**

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

Lots will be served by private wells and individual on-site wastewater systems. A copy of the soil reports and maps prepared by Soil & Environmental Consultants, PA, has been provided to Thomas Boyce, Chatham County Environmental Health Specialist, for review. Mr. Boyce has found the reports and maps to be adequate for preliminary review. A copy of the reports and maps can be found on the Planning Department web site. Prior to final plat submittal, a lot by lot review will be performed by a Chatham County Environmental Health Specialist. Based on this on-site review, some revisions to lot lines may be required and/or lots may be eliminated.

A perennial stream and a pond are located on the property. The lot the pond is located on, Lot # 12, is exempt from subdivision review based on size. A fifty foot wide water hazard setback is shown along both sides of the stream and around the pond. Staff recommends the language be changed to read 50' wide water hazard setback / vegetative stream buffer on the final plat.

The Chatham County Emergency Operations Office has approved the road names 'Lexington Drive' and 'Independence Court'. The road names appearing on the preliminary plat Spruce Drive and Nandina Court are not the correct road names.

A fifty foot wide perimeter buffer has been designated by the developer along the boundary of the development. The standard zoning setback from side and rear property lines is 25 feet.

There were two conditions of sketch design as follows:

1. A note shall be placed on the preliminary and final maps stating that Lot # 1 shall be accessed by the internal roadway only. *This condition has been met. See note # 11 on preliminary plat.*
2. The developer shall consider the future widening of NC #751 by NCDOT to a four-lane facility, specifically as it relates to placement of structures, waste water systems, repair areas and wells on Lots 1 and 12 prior to preliminary plat submittal. *This condition has been met. See note # 12 on preliminary plat. Soil area location for Lot # 1, to accommodate the wastewater system, is shown away from Hwy 751. The soil area for Lot 12 is outside the 50 foot setback from the edge of the right-of-way of Hwy 751. Lot # 12 is exempt from subdivision review based on size.*

**RECOMMENDATION:** *The plat displays the necessary information and meets the requirements of the Subdivision Regulations with the final approvals of other agencies.*

The Planning Department recommends granting approval of the road names 'Lexington Drive' and 'Independence Court' and approval of the preliminary plat with the following conditions:

1. Language on the final plat shall be changed to read "50' wide per side water hazard setback / vegetative stream buffer."