

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by Lewis Metty Development Co., LLC for subdivision final approval of “**Cedar Mountain Subdivision, Phase One**”, consisting of 18 lots on 62 acres, located off SR-1540, Jones Ferry Road and Cedar Grove Road (public), Baldwin Township.

ACTION REQUESTED: See Recommendation

ATTACHMENTS: The following may be viewed on the Planning Department website at www.chathamnc.org under Planning, Rezoning & Subdivision Cases, 2007.

1. Major subdivision application.
2. Final plat titled “Cedar Mountain, Phase One”, prepared by Van R. Finch, Land Surveys, P. A., and dated October 12, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: RA-40 Water system: Private wells
Sewer System: Private septic systems and repair areas.
Watershed District: WSIV-PA
Within 100 year flood: No

The Board of County Commissioners granted sketch design approval on July 17, 2006 for 65 lots with the two following conditions:

1. The emergency access easement be widened to a minimum of 50 feet and be labeled as “50 foot wide dedication of public right-of-way and emergency vehicle access”.
2. The emergency vehicle access shall be constructed to a minimum standard of a 16 foot wide, all weather travel surface. A note shall be placed on the preliminary and final plats detailing the standards to which said access is constructed and future upkeep and maintenance responsibilities.

On July 17, 2007, The Board of County Commissioners approved the preliminary plat for 65 lots. The above two conditions were met on the preliminary plat. A condition of preliminary approval was required as follows:

1. Prior to recordation of the final plat, the developer shall install all of the supply lines for the off-site sewage treatment systems at one time, use only gravelless systems, have one contractor complete all of the work, and install the supply lines at least 30 inches deep.

Re: Cedar Mountain, Phase I

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Cedar Mountain, Phase One consisting of 18 lots to be accessed by a public, state maintained roadway, Cedar Grove Road, and one section of private easement, Cardinal Crest Court. The developer is requesting final plat approval with a financial guarantee for the completion of the public and private roadways. Certification of cost for completion of the public and private roadways has been submitted by John W. Harris, P. E. Per the certification, 41% (percent) of the infrastructure work has been completed to date. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” The roadways serving these lots have been graded, and graveled so the lots are accessible to emergency vehicles. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Lots will be served by individual wells. Septic improvement permits have been issued by Chatham County Health Department, Environmental Health Division, for the 18 lots within Phase One. The preliminary condition stated above has been modified by request of The Chatham County Environmental Health Department to read as follows:

1. *Prior to recordation of the final plat, the developer shall install all of the supply lines for the off-site sewage treatment systems at one time, have one contractor complete all of the installation of the supply lines, and install the supply lines at least 30 inches deep.*
2. *Septic supply line easements shall be a minimum of 15 feet wide.*
3. *All off-site systems must be gravelless.*

The Mylar copy of the final plat shall be changed as follows:

- Misspelling in Note # 4 will be corrected on the Mylar copy of the plat.
- Note # 7 will be revised to state the maintenance responsibility of Blue Jay Court, public, and Cardinal Crest Court, private.
- A note shall be placed on the final Mylar stating that a public or community water system is not presently available to the subdivision lots.

RECOMMENDATION: *The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department recommends granting final plat approval of Cedar Mountain, Phase One with the following conditions:

1. *Prior to recordation of the final plat, the developer shall install all of the supply lines for the off-site sewage treatment systems at one time, have one contractor complete all of the installation of the supply lines, and install the supply lines at least 30 inches deep.*
2. *Septic supply line easements shall be a minimum of 15 feet wide.*
3. *All off-site systems must be gravel less.*
4. *The Mylar copy of the final plat shall be changed as follows:*
 - Misspelling in Note # 4 will be corrected on the Mylar copy of the plat.
 - Note # 7 will be revised to state the maintenance responsibility of Blue Jay Court, public, and Cardinal Crest Court, private.
 - A note shall be placed on the final Mylar stating that a public or community water system is not presently available to the subdivision lots.