

PLANNING & ZONING REVIEW NOTES

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**SUBJECT:** Request by MAC Development, LLC for subdivision preliminary plat review of “**Cedar Grove Subdivision – Phase V (Lots 29 – 35)**”, on 23 acres, located off S. R. 1540, Jones Ferry Road and Cedar Grove Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Arc View map, parcel # 80488.
3. Preliminary map, titled “Cedar Grove, Phase V (Lots 29-35), prepared by Van R. Finch, Land Survey, P. A.

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

*See major subdivision application and preliminary plat for background information.*

*July 1, 2004:* Staff approval of a five (5) lot minor subdivision for Cedar Grove.

*April 18, 2005:* County Commissioner granted final approval of Cedar Grove, Phase II, consisting of 8 lots.

*May 19, 2005:* County Commissioners granted final approval of Cedar Grove, Phase III, consisting of 4 lots.

*November 7, 2005:* County Commissioners granted sketch design approval of Cedar Grove Subdivision, Phase IV, consisting of 11 lots on 43 acres. Sketch design expired May 7, 2006 due to hold-ups experienced in obtaining various permits. The Planning Board is currently reviewing Phase IV for sketch and preliminary approval.

*June 19, 2006:* County Commissioners granted sketch and preliminary approval of Phase IV, consisting of 11 lots.

*August, 21, 2006:* County Commissioners granted final plat approval of Phase IV, consisting of 11 lots.

*October 16, 2006:* County Commissioners granted final plat approval of Phase IV A, consisting of six (6) lots.

*June 19, 2006:* County Commissioners granted sketch design approval of Phase V, consisting of seven (7) lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary approval of Phase V, consisting of seven (7) lots. Agency reviews have been received as required by the Chatham County Subdivision Regulations and are shown as follows:

Chatham County Public Health Dept – Erosion Control	Erosion Control Permit	December 18, 2006
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NCDOT	Road Plan Approval	January 30, 2007
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*Re: Cedar Grove Subdivision, Phase V (Lots 29 – 35)*

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

As shown on the preliminary plat, the extension of Cedar Grove Road will stop on the west side of Meadow Branch at this time. A graveled, temporary turn around will be constructed in this location meeting the Subdivision Regulations size requirements until such time as the public roadway is extended across Meadow Branch.

The Chatham County Emergency Operations office has approved the extension of Cedar Grove Road to serve Phase V. The Cedar Grove road name has been previously approved by the Emergency Operations office.

Thomas Boyce, Chatham County Environmental Health Specialist, has reviewed the preliminary soils report and map and found the information to be satisfactory for preliminary review. Three lots, #'s 32, 34 and 35 require off site septic systems. A 15-foot wide utility easement will provide access to the off-site septic areas. See preliminary plat. A copy of the preliminary soils report and map can be found on the Planning Department web page under Rezoning and Subdivision Cases, 2007, Cedar Grove, Preliminary.

**RECOMMENDATION:** The Planning Department recommends granting subdivision preliminary design approval of “Cedar Grove, Ph V”.