

PLANNING & ZONING REVIEW NOTES

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**SUBJECT:** Request by S & S Partnership for subdivision sketch design approval of “**Larkspur**”, consisting of 27 lots on 46 acres, located off S. R. 1526, Andrews Store Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision application.
  2. ArcView Map, parcel #65019
  3. Soil and wetland evaluation report and maps.
  4. Sketch design map, titled “Larkspur Subdivision”, prepared by Absolute Land Surveying and Mapping, P. C.

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

See major subdivision application and sketch design map for background information. The subject property is zoned RA-40 with a watershed district of WS-IV-Protected Area.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design for 27 lots to be accessed by a proposed state maintained roadway. As shown on the sketch map, the Cardinal Extension Company, LLC has a gas line easement on the subject property. To limit driveway crossings of this easement and individual driveways off the proposed public roadway, the developer is providing four (4) private easements off the proposed public roadway to provide joint access easements to 16 of the lots. Each of the easements is designed to serve four (4) subdivision lots. The easements will be constructed at a minimum to meet the Subdivision Regulation requirements for four (4) lots on an easement, i.e. a 16-foot wide travel way with four (4) inches of crush and run stone. David S. Dickerson with Cardinal Pipeline has been notified of the proposed subdivision. The developer will continue to work with Mr. Dickerson as the process continues to insure that all Cardinal Pipeline regulations are met. Staff recommends a note be placed on the preliminary and final plats with language (provided by Cardinal Pipeline) stating the following:

**Cardinal Pipeline Right of Way – Restricted Uses**

Prior to any earth disturbing activities, landscaping or construction activities in the vicinity of the Cardinal Pipeline right of way, contact Cardinal at (919) 367-9351

It is recommended that a dedication of future public right-of-way be provided to the adjoining property of IS Holdings, LLC. This adjoining property consist of 10.5 acres but joins two additional 10.5 acre tracts also owned by IS Holdings for a total of 31.5 acres. Current access to these properties is by way of a pre-1975 roadbed, which allows very limited development potential.

*Re: Larkspur*

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

County water will be utilized. With the development of Valley View Subdivision at the corner of Andrews Store Road, SR-1526 and Mann's Chapel Road, SR-1532, county water will be considered available to the subject property. Each lot will have an individual wastewater system. Thomas Boyce, Chatham County Soil Specialist, has reviewed the soils report and map and found the information adequate for sketch design review. A copy of the soils report and map is included in this packet and can be viewed on the Planning Department web page.

Two intermittent streams are located on the subject property. The stream closest to SR-1526 is not identified on the USGS Topo map, but was identified in the field as an intermittent stream. A 50-foot wide water hazard buffer, extending from the bank of the streams landward, on each side of the stream, has been shown on the sketch design map. The property is not within a portion of the 100-year flood plain.

Staff has checked the Natural Heritage Program data and found that the only feature indicated for the subject property was the Loggerhead Shrike, which has county wide coverage.

An existing 60 foot wide easement running along the western boundary of the subject property, appears to currently serve several over 10 acre size tracts and one subdivision size lot.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of "Larkspur" with the following conditions:

1. A note shall be placed on the preliminary and final plats with language (provided by Cardinal Pipeline) stating the following:

Cardinal Pipeline Right of Way – Restricted Uses

Prior to any earth disturbing activities, landscaping or construction activities in the vicinity of the Cardinal Pipeline right of way, contact Cardinal at (919) 367-9351.

2. A dedication of future public right-of-way shall be provided to the adjoining property of IS Holdings, LLC and shown on the preliminary and final plats.