

PLANNING & ZONING REVIEW NOTES

IX. B.

SUBJECT: Request by ENT Land Survey, Inc. for subdivision sketch design review of “Arcadia”, consisting of 13 lots on 57 acres, located off S. R. 1536, Lamont Norwood Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #1733
3. Soil Scientist report and map, dated 1/12/07
4. Wetland delineation report, dated 1/12/07
5. Sketch design map titled “Arcadia”, prepared by ENT, Land Survey, Inc., dated January 8, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information. On June 19, 2006, The Board of County Commissioners approved a subdivision on this property consisting of 10 lots on 57 acres with a county standard road. Sketch design for this plan is still valid.

February 6, 2007: The Planning Board tabled this issue until the March 6, 2007 meeting.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting review and approval of a revised sketch design plan consisting of 13 lots on 57 acres. Lots are to be accessed by a proposed state maintained, public roadway off S. R. 1536, Lamont Norwood Road. A perennial stream runs through the property, which requires a 50-foot wide, water hazard buffer, measured from the bank of the stream landward on both sides as shown on the plat. Prior to the February 6, 2007 Planning Board meeting, staff received an e-mail from Delores Hall, State Historic Preservation Office, stating “The Arcadia Subdivision may have some Native American sites on the broad ridge east of the creek, but we have nothing recorded there at present. If we got the project for review, we would likely recommend survey of the area east of the creek.” Staff informed the Board of this at the February 6 meeting, but also stated that the Subdivision Regulations currently does not require these types of reports for subdivision review. The owner / developer, Bruce Curtis, has voluntarily had a preliminary cultural resource assessment completed by Terri Russ, RPA with Environmental Services, Inc. on February 15 and 16. The assessment consisted of a records check at the North Carolina Office of State Archaeology and an on-site pedestrian inspection of the subject property. The assessment found no evidence during the records check or the on-site inspection of any unrecorded prehistoric or historic cultural resources. Ms. Russ sent a copy of her report to Delores Hall.

Staff’s review of the Natural Heritage Program data for Arcadia found the only feature that was indicated was the Loggerhead Shrike, which has countywide coverage

Re: Arcadia

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The public roadway will end on the east side of the creek with a private easement off the end of the cul-de-sac, crossing the creek, providing access to lots 10 and 11. During the previous review by the Planning Board, a concern was raised regarding whether the current 60 foot wide access allowed sufficient area to accommodate the 10 X 70 site triangles required by NCDOT. The developer has recently met with the adjoining property owners and has a tentative agreement with the adjoining property owners to purchase the required area. He hopes to confirm this at the Planning Board meeting.

Each lot will be served by an individual well and wastewater treatment system. Three lots, #'s 5, 6, and 7, will require off-site wastewater treatment systems. Access from the lots to the off-site areas will be provided by way of 20-foot wide utility/septic easements. Thomas Boyce, Chatham County Environmental Health Specialist has reviewed the report and found it adequate for sketch design. The wetland delineation report, attachment # 4, states that all wetlands found on the property are contained within the 50-foot water hazard buffer. See sketch design map. Per the developer, no historical structures are located on the property.

The adjoining property of Hazel Hine / William C. Partin, Heirs, approximately 95 acres, appears to be landlocked. Staff recommends a dedication of public right-of-way be shown to this adjoining property on the preliminary and final plats. The location of this dedication is left to the discretion of the developer and engineer.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of "Arcadia" with the following condition:

1. The preliminary and final plats shall show a dedication of public right-of-way to the adjoining property of Hazel Hine / William C. Partin in a location best determined by the developer and surveyor / engineer.