

PLANNING & ZONING REVIEW NOTES

IX. C.

SUBJECT: Request by Chatham Development Corp. on behalf of Herbert & Anita Patterson Bailey for sketch design approval of “**Bailey Property**”, consisting of 44 lots on 229 acres located off US Hwy 64 W, Hickory Mountain Township.

ATTACHMENTS:

1. Major subdivision application
2. ArcView map, parcel #60154
3. Soil Scientist report and map, prepared by Soil & Environmental Consultants, PA, dated October 31, 2006.
4. E-mail from Jane Pyle, Chatham County Historical Association, dated February 21, 2007.
5. Sketch design map prepared by CE Group, Inc., dated February 9, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for information. The property is located in an unzoned portion of Chatham County and a Local Watershed District.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design of 44 lots on 229 acres to be accessed by a county standard private road. The developer plans to pave the roadway to meet the NCDOT standards as required by the Subdivision Regulations, i.e. constructed to state standards although not designed to state standards. Lots meet the required 3 acre minimum / 5 acre average. There is an existing 60 foot wide private easement serving the subject property and others. A portion of this existing easement will be upgraded (paved to NCDOT standards) from the intersection of US 64 to the subject property. Dedication of private right-of-way has been provided to several larger adjoining properties, Cox / Seagroves, 129 acers -- Straughn 184 acres – and Keck, 94 acres. The future disposition of private right-of-ways is left to the discretion of the owners of the development. The developer will be required to provide a commercial driveway permit from NCDOT for the entrance onto US 64 during the preliminary review.

It is unknown at this time whether county water will be available. The Board of County Commissioners is currently discussing whether the Western Transmission Utility Line will be funded. If it is and it is completed within the time frame necessary for the project, then the developer will utilize county water. If not, potable water will be provided by an individual on-site well for each lot. Lots will be served by individual on-site wastewater systems. Thomas Boyce, Chatham County Environmental Health Soil Specialist, has reviewed the soil report and map and found the information adequate for sketch design review. Chatham County Environmental Health will perform a lot by lot evaluation to determine the suitability of each lot for an individual on-site wastewater system prior to final plat submittal.

Re: Bailey Property

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The sketch design map shows several perennial streams that cross the property and wetlands located on the property. The property is not within any portion of the 100 year flood plain. The developer has provided the required 50 foot wide (each side) water hazard buffers along the streams. No structures, septic systems or wells are allowed within the water hazard buffer. As shown on the map, several of the wetland areas are contained within the water hazard buffer. Wetlands located outside the water hazard areas are not buffered and are not required to be buffered by the Subdivision Regulation nor the Watershed Protection Ordinance.

Staff review of the Natural Heritage Program data for the subject property indicated the property to potentially contain habitat for the Loggerhead Shrike, (coverage for this bird is countywide).

Per an e-mail from Jane Pyle, Chatham County Historical Association, dated February 21, 2007 she and others visited the subject property. Per Ms. Pyle, although, there was evidence of an historical structure, logging over the years had destroyed any signs of human occupation in the area. See attachment # 4.

Subdivision of land is a three step process. As the developer progresses to the preliminary and final steps of the development procedure, other agencies, i.e. Chatham County Public Works, NCDENR, Chatham County Erosion Control, Chatham County Environmental Health, and NCDOT will be required to review the property and its features. The plan as submitted meets the Subdivision Regulations requirements for a sketch design.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Bailey Property” as submitted.