

PLANNING & ZONING REVIEW NOTES

IX. D.

SUBJECT: Request by Polk Sullivan, LLC on behalf of James Lowell Williams for subdivision sketch design approval of “**Williams Subdivision**”, consisting of 10 lots on 54 acres, located off SR-1711, Bynum Ridge Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel 2048.
3. Soil Scientist report and map.
4. E-mail from Jane Pyle, Chatham County Historical Association.
5. Sketch design map titled “Williams Property”, prepared by CE Group, Inc., dated February 7, 2007

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: This request is for sketch design review and approval of 10 lots on 54 acres, to be accessed by a county standard, paved, private road. Per the Subdivision Regulations, county standard private roads that are paved must be constructed to state standards, although, not designed to state standards. Lots sizes meet the required three (3) acre minimum, five (5) acre average as required by the Subdivision Regulations for a county standard private road. The property is located off SR-1711, Bynum Ridge Road, across from the entrance to The Retreat On Haw River.

County water is available and will be utilized. Each lot is proposed to have an individual, on-site, waste water system. Thomas Boyce, Chatham County Environmental Health Specialist has reviewed the soil report and map and found the information for adequate for sketch design.

The developer has contacted Jane Pyle, Chatham County Historical Association, and informed her that there are no historical structures or cemeteries located on the subject property. See attachment # 4. A “Historical Records Review /Natural Heritage Program File Search’, dated June 20, 2006 was conducted by Soil & Environmental Consultants, PA. Per the report the search is a “review of records at the North Carolina State Historic Preservation Office (SHPO) for sites and structures of historical significance on the subject property. In addition, a file search for federally protected species was performed at the Natural Heritage Program office in Raleigh, North Carolina.” Per the report the review of records did not find any historical structures, rare or endangered plant or animal species or archaeological sites. The report has not been included as an attachment or posted to the web site because it contained information on other historical and/or archaeological sites that the Office of State Archaeology has asked staff not to make public. 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.

Re: Williams Subdivision

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Staff recommends a dedication of private right-of-way and utility easement to the adjacent property to the east, Pace Family Properties, 215 acres. The Pace property currently has access to US 15-501 by way of a private easement off East Cotton Road, SR-1712. The Subdivision Regulations states in part in Section 6.2 B (3) “When developments are proposed with private gravel roads, the Board of County Commissioners may require said roads right-of-ways be reserved to adjacent properties where deemed appropriate for future access. The future disposition of said right-of-ways is left to the discretion of the owners of the development.”

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Williams Property” with the following condition:

1. A dedication of private right-of-way and utility easement be designated to the Pace Family Properties and shown on the preliminary and final plats.