

PLANNING & ZONING REVIEW NOTES

VI. B.

SUBJECT: Request by Mike Hubbard for subdivision sketch design approval of “**Hubbard Properties, Inc (Lot C)**”, consisting of 1 lot of 5.2 acres (4th lot on a private easement), located off SR1712, East Cotton Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView Map, parcel #79924
3. Copy of Plat Slide 2006-216
4. Sketch design map titled “Hubbard Properties, Inc. (Lot C)”, prepared by Van R. Finch, Land Survey, P. A., dated March 8, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Whisper Lane is a private easement currently serving three (3) subdivision lots, Lots B, 3A, and Lot C1. Although, created at different times, all the referenced lots are shown on Plat Slide 2006-216, attachment # 3. At the time Lot C1 was created, Plat Slide 2006- 216, the balance of the tract, Lot C, was labeled as a non-building lot. The developer is now requesting Lot C be approved as a building lot and also the fourth lot (4th) on the perpetual easement. The Subdivision Regulations state in Section 6.3 B (3), “Three (3) subdivision lots may be allowed provided that every lot has frontage on a perpetual easement not less than thirty (30) feet in width that meets a public road. If found to be desirable to the road design, up to four (4) lots may be served by the thirty (30) foot easement, provided a portion of the easement is built to county private road standards (16 foot wide travel way with four inches of crush and run stone. The length of the easement to be improved in this manner will be established at sketch design approval”. Please refer to Section 6.3 B (3) for entire language. Staff recommends that the road improvements extend from East Cotton Road to the beginning of Lot C1. No additional lots can be created along this easement, Whisper Lane, in the future. The applicant will be required to contact The North Carolina Department of Transportation to see if a commercial driveway permit is required.

The Chatham County Health Department, Environmental Health Division has issued the septic improvement permit for Lot C. County water is not available. The lot will be served by an individual well.

Staff has received an e-mail from Jane Pyle, Chatham County Historical Association stating that there is no indication of any historical structures or cemeteries on the property.

Re: "Hubbard Properties, Inc (Lot C)"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

In the past, once the applicant had received sketch design approval from the Board of County Commissioners, the Planning Department Subdivision Administrator was allowed to approve the final plat once the road improvements had been completed and certified, the NCDOT commercial driveway permit had been issued, and the septic improvement permit had been received.

RECOMMENDATION: The Planning Department recommends granting the request for the fourth (4th) lot on Whisper Lane with the following conditions:

1. The easement shall be improved from East Cotton Road, SR-1712, to the beginning of Lot C1 to a 16 foot wide travel way with four (4) inches of crush and run stone.
2. The applicant shall obtain a commercial driveway permit from NCDOT or a letter stating no permit is required.
3. The Chatham County Subdivision Administrator is allowed to review and approve the final plat once the road improvements have been completed and certified per the Subdivision Regulations, and staff has received a copy of the NCDOT commercial driveway permit or a letter stating no permit is required.