

PLANNING & ZONING REVIEW NOTES

VII. A.

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**SUBJECT:** Request by Ticon Properties, LLC for subdivision preliminary plat approval of “**Valley View**”, consisting of 22 lots on 47 acres, located off SR-1526, Andrews Store Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel #1669.
3. Plat Slide 2007, Page 71
4. Map showing fifty foot water hazard setback / vegetative stream and pond buffer.
5. Preliminary design map prepared by Michael A. Neal & Associates, PLLC, February 8, 2007.

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

See major subdivision application and preliminary design plan for background information.

July 16, 2006: Chatham County Board of Commissioners approved sketch design for 22 lots with the following condition:

1. The utility crossing of the creek be encased in ductile iron pipe.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary design approval of 22 lots. The property has a creek traversing the property which feeds into Polkberry Creek from the existing pond. The sketch design plan showed a fifty foot water hazard setback / vegetative stream buffer along the Creek as required by the Subdivision Regulations and Watershed Protection Ordinance. This water hazard setback is not shown on the preliminary map but will be shown on the final plat. See attachment # 4. The stream is contained within the area designated as H.O.A. common open space. The setback may slightly affect useable area of Lots 5, 6, 8, and 9. All lots will have a minimum of 40,000 square feet of useable area outside the state road right-of-way, water hazard setback and flood area. There are wetlands on the property which are also contained within the common open space. Polkberry Creek has floodable area which is shown on the preliminary plan. No structures, septic systems, repair areas or wells are allowed within floodable area or water hazard setbacks.

The lots are to be accessed off S. R. 1526, Andrews Store Road, byway of two public, state maintained roadways. Two separate roadways are proposed in order to avoid a road crossing of the creek. No lots will have direct access onto Andrews Store Road.

An over 10 acre size tract containing the home place and various outbuildings has been subdivided off the parent tract as shown on Plat Slide 2007, Page 71, dated February 14, 2007. See attachment # 3.

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

County water is available and will be utilized. Lots will have individual wastewater systems. Eleven (11) of the lots are proposed to have off-site systems as shown on the sketch plan. These off-site systems will be accessed by a common 30 foot wide utility easement. A condition of sketch design requires that the utility crossing of the creek be encased in ductile iron pipe. The developer will install the utility crossing and septic lines required within the off-site areas. The septic tank installation on the residential lot will be the responsibility of the property owner. The off-site wastewater areas will be owned and maintained by the individual property owners and the 30 foot wide utility easement area will be owned and maintained by the homeowners association. The balance of the lots will have on-site wastewater systems. The developer has provided staff the septic improvement permits for all lots from Chatham County Health Department, Environmental Health Division. Copies of said permits can be found in the file.

Other agency reviews required by the Subdivision Regulations for preliminary design review are as follows:

NCDOT	Road Plan Approval	January 26, 2007
NCDOT	Commercial Driveway Permit	December 6, 2006
Chatham County Utility Department	Water line approval	November 1, 2006
NCDENR Public Water Supply Section	Authorization to Construct	January 19, 2007
Chatham County Erosion Control	Erosion Control Permit	February 27, 2007

Per a memo from Monte Matthews, U. S. Army Corps of Engineers, the utility crossing of the stream will not require a 404 Creek Crossing Permit.

Copies of the above listed permits can be viewed on the Planning Department web site.

The Chatham County Emergency Operations Office has approved the road names **Valley View Lane and Phoebe Lane.**

There is a cemetery located on the property within the common area as shown on the preliminary plat. A pedestrian access to the cemetery has been provided.

**RECOMMENDATION:** The Planning Department recommends granting approval of the road names 'Valley View Lane' and 'Phoebe Lane' and preliminary plat approval of "Valley View Subdivision" with the following conditions:

1. The utility crossing of the creek shall be encased in ductile iron pipe.
2. The final plat shall provide a fifty foot water hazard setback / vegetative stream buffer along the creek as required by the Subdivision Regulations and Watershed Protection Ordinance.
3. No construction of the utility stream crossing shall commence until the developer has determined whether or not a NCDWQ 401 permit is required and such is verified to the Planning Department.