

PLANNING & ZONING REVIEW NOTES

III. C. 2.

SUBJECT: Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision preliminary approval of “**McDowell Place**” (formerly know as Camden South, Phase II), consisting of 15 lots on 17 acres, located off SR-1812, Weathersfield, Williams Township.

- ATTACHMENTS:**
1. Major subdivision application.
 2. Letter from Alan R. Keith, P. E., dated January 17, 2005 regarding WWTP capacity.
 3. Preliminary plat titled “McDowell Place”, prepared by Sears Design Group, P. A., dated April 4, 2007.

INFORMATION / BACKGROUND / PREVIOUS BOARD ACTIONS: The subject property is part of the approved Planned Unit Development for the Village of Fearington which includes 1602 dwelling units on approximately 925 acres. The property is in a WSIV-Protected Area watershed district and requires a 50 foot water hazard setback / vegetative stream buffer from creeks and streams. The property is not within a portion of the 100 year flood plain. County water is available. Sketch design approval for Camden Park South consisting of 49 lots was received from the Board of County Commissioners on April 19, 2004. Camden Park, Phase One received final approval on June 20, 2005.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary plat approval for McDowell Place Subdivision (formerly known as Camden South Phase II), consisting of 15 lots on 17 acres. Lots are to be accessed by a public, state maintained roadway. Agencies’ reviews as required by the Chatham County Subdivision Regulations have been received as follows:

NCDOT	Road Construction plans	April 5, 2007
NCDOT	Commercial Driveway Permit	February 15, 2007
CHATHAM COUNTY	Erosion Control Permit	February 28, 2007
NCDENR	Authorization to Construct	March 8, 2007
Water Quality Division		
NCDWQ	Wastewater Collection System Expansion	January 2, 2007

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

Attachment # 2, letter dated January 17, 2005 from Alan R. Keith, P. E., with Diehl & Phillips, stated that the Fearington Wastewater Treatment Plant has the capacity to serve Camden South.

Re: McDowell Place

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The preliminary map shows a 100 foot stream buffer (50 foot on either side of the creek, measured from the bank of the stream landward). Staff recommends the final plat be labeled 50 foot water hazard setback / vegetative stream buffer. An approximate location of a future unpaved trail is shown on the preliminary map. The Watershed Protection Ordinance states in part in Section 304 © 3, "Stream buffers can be used for passive recreational activities such as walking and bicycling trails, provided that service facilities for such activities, including but not limited to parking, picnicking and sanitary facilities, are located outside the buffer. Trails running parallel to the stream shall be located at least ten (10) feet from the edge of the stream." The location of the future unpaved trail appears to meet the distance requirements.

RECOMMENDATION: The Planning Department recommends granting preliminary plat approval with the following condition:

1. The stream buffer on the final plat shall be labeled 50 foot water hazard setback / vegetative stream buffer.
2. The unpaved trail shall be located a minimum of 10 feet from the edge of the stream.