

PLANNING & ZONING REVIEW NOTES

III. C. 1.

SUBJECT: Request by Jesse Fearington for subdivision preliminary design approval of “Monterrane, Phase 3”, consisting of six (6) lots on 31 acres, located off S-R-1700, Mt. Gilead Church Road, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Map showing intersection of Valley Lane and Avalant and zoning line.
3. Preliminary map titled “Monterrane, Phase 3”, prepared by Smith and Smith Surveyors, dated July 25, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary design map for background information. The map should be labeled as ‘preliminary’ but is incorrectly labeled as a ‘final’ map,

This project previously received sketch and preliminary design approval by the Board of County Commissioners for 6 lots in 2001. The project was not completed at that time; therefore, the developer resubmitted for sketch design review and approval for the July 11, 2006 Planning Board meeting. The Board of County Commissioners approved the sketch design on July 17, 2006 with the following two (2) conditions:

1. A 60 foot wide dedication of private right-of-way and utility easement shall be shown on the preliminary and final maps to the properties of Corn, Burnette, and Haywood.
2. A note shall be placed on the preliminary and final plats stating that the old road bed shown on the plat as “Old Raleigh Road”, running along the northern boundary of Lots #50 and #51, is used by the public as access to an existing cemetery.

Both conditions of sketch have been met.

This property is located in a RA-5 (3 acre minimum/ 5 acre average) zoning district and a WSIV-Protected Area watershed district. The property is to be accessed through existing Monterrane Subdivision which is served by a public state maintained road to the intersection of Valley Lane and Avallant. The road becomes a county standard private road at this intersection. This is also the point where the zoning district changes from RA-40 to RA-5. See attachment # 2.

Re: "Monterrane, Phase III"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary design for six (6) lots to be accessed by a county standard private, paved road. The Subdivision Regulations state in Section 6.2 (D) (2) b. 5. "If a large lot subdivision has 24 or less lots and the road is to be paved, then it shall be constructed to state standards although not designed to state standards."

Agency reviews as required by the Chatham County Subdivision Regulations for preliminary review have been received as follows:

NCDENR Division of Water Quality	Authorization to Construct Water Line	March 13, 2007
CHATHAM COUNTY Erosion Control	Erosion Control Permit	March 7, 2007

Septic improvement permit approvals have been received for all six (6) lots from the Chatham County Health Department, Environmental Health Division.

As stated above, private dedication of right-of-way and utility access has been provided to the adjacent properties of Haywood, Burnette, and Corn. Utility access has also been provided to the Chatham Land and Timber Management property (Parker Springs). Per the Chatham County Subdivision Regulations "The future disposition of said right-of-ways is left to the discretion of the owners of the development."

RECOMMENDATION: The Planning Department recommends granting preliminary plat approval as submitted.