

PLANNING & ZONING REVIEW NOTES

VII. A.

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. Revised map titled “Valley View Subdivision”, prepared by Michael A. Neal & Associates, PLLC, revised April 4, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

The Planning Board tabled this issue from the April 3, 2007 meeting. Please refer to the April 3rd Planning Board notes.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer has provided a revised map showing a 50 foot wide water hazard setback / vegetative stream buffer along the stream measured from the bank of the stream landward. The jurisdictional wetlands shown on the property are within the stream setback / vegetative buffer.

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. 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.