



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
5-21-07

PART 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.

Action Requested:

See Recommendations.

Attachments:

1. April 3, 2007 Planning Board Agenda Notes
2. Revised map titled “Valley View Subdivision”, prepared by Michael A. Neal & Associates, PLLC, revised April 4, 2007.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Re: Valley View

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 and Planning Board recommend 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.