

PLANNING & ZONING REVIEW NOTES

III. C. 1.

SUBJECT: Request by James E. Dixon for subdivision preliminary design approval of “**Fieldstone Subdivision**”, consisting of 27 lots on 43 acres, located off SR-1532, Manns Chapel Road, Baldwin Township.

ATTACHMENTS: 1. Major subdivision application
2. Preliminary map titled “Fieldstone”, prepared by Ballentine Associates, P. A., dated May 8, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary design plan for background information. If the Board has acted favorably on the sketch design request, the preliminary request may be reviewed.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer and owner of the property, James E. Dixon, is requesting preliminary design approval of “Fieldstone”, consisting of 27 lots on approximately 43 acres. As stated in the sketch design notes, the application states 83 acres which includes the 20 acres shown on the sketch map as ‘reserved by owner’ and the 20.42 acres on the east side of the creek shown as ‘reserved for future development’. The 20 acre tract contains a house that is not currently lived in and is accessed off ‘Runa Court’.

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

CHATHAM COUNTY	Erosion Control Permit	August 14, 2006
NCDOT	Commercial Driveway Permit	June 24, 2006
NCDOT	Encroachment Agreement	June 24, 2006
	Widening for left turn lane	
NCDOT	Road Plan Approval	May 11, 2007
CHATHAM COUNTY	Public Works Department	March, 26, 2007
	Water Plan Approval	
NCDENR	Authorization to Construct	May 9, 2007
Public Water Supply Section	Water system	

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

The Chatham County Emergency Operations Office has approved the road names ‘*Fieldstone Lane*’, ‘*Linda Lee Circle*’, ‘*Clarence Lane*’, and ‘*Runa Court*’.

Re: Fieldstone Subdivision - preliminary

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

As stated in the sketch design notes, there is a stream that crosses the property that begins as an intermittent stream and then becomes a perennial stream. The entire length of the stream is currently labeled as intermittent. The final plat will be labeled correctly. The stream has a 50 foot wide water hazard buffer, measured from the top of the bank landward as required by the Chatham County Watershed Ordinance. Staff recommended in the sketch design notes that the language on the preliminary and final plats read “50’ water hazard setback / vegetative stream buffer”. Since the preliminary plats were already prepared and submitted at the time sketch notes were written, staff recommends the language be changed on the final plat.

Thomas Boyce, Chatham County Soil Specialist, has reviewed the soils report dated March 20, 2006 and found it adequate for preliminary design review.

RECOMMENDATION: The Planning Department recommends granting approval of the road names ‘Fieldstone Lane’, ‘Linda Lee Circle’, ‘Clarence Lane’, and ‘Runa Court’ and recommends granting the request for preliminary approval of “Fieldstone” with the following condition:

1. Language pertaining to the stream buffer on the final plat shall read “50’ water hazard setback / vegetative stream buffer”.