

PLANNING & ZONING REVIEW NOTES

III. C. 3.

SUBJECT: Request by Mann’s Chapel Properties, LLC for subdivision preliminary design approval of “**Manns Crossing**”, consisting of 41 lots on 60.5 acres, located off SR-1532, Mann’s Chapel Road and SR-1537, Tobacco Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision application.
 2. Soil Scientist report prepared by Soil and Environmental Consultants, PA.
 3. E-mail from Jane Pyle, Chatham County Historical Association, dated May 25, 2007.
 4. Preliminary map titled “Manns Crossing”, prepared by Civil Consultants, Inc., Civil Engineers, dated 5/8/07

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:
See major subdivision application and preliminary plan for background information. The Board of County Commissioners granted sketch design approval on September 18, 2006 for 40 lots to be accessed by a public, state maintained roadway, and served by county water and individual wastewater treatment systems. There were two conditions of sketch design approval which have been met:

1. The preliminary and final plats shall be revised to provide a shared driveway for Lots 28 and 29 and Lots 30 and 31. A note shall be placed on the preliminary and final plats stating that these lots will utilize said shared driveways.
2. The preliminary and final plats shall be revised to provide 40,000 square feet of useable area for lots 31, 34, 35 and 36.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary approval for 41 lots. The developer found sufficient soil to add the additional lot with no changes necessary to the road layout. Agency approvals as required for preliminary review by the Chatham County Subdivision Regulations have been received as follows:

CHATHAM COUNTY	Erosion Control Permit	Mar. 29, 2007
CHATHAM COUNTY	Water Plan Approval	April 23, 2007
NCDNR	Authorization to Construct	May 01, 2007
Division of Water Quality	Water System	
NCDOT	Road Plan Approval	Mar. 15, 2007
NCDOT	Commercial Driveway Permit	Dec. 18, 2006
NCDOT	Encroachment Agreement (Widening for right turn lane)	Dec. 18, 2006
NCDOT	Encroachment Agreement (Water line crossing)	Mar. 22, 2007

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ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

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

Tony Whitaker, P.E., with Civil Consultants, has notified Dr. Ann Hart, Chatham County School Superintendent, of the subdivision preliminary plat request. A copy of this letter can be viewed on the Planning Department web site.

The Chatham County Emergency Operations Office has approved the road names '*Manns Crossing Drive*', '*Margaret Mann Way*', '*Romie Court*', '*and Lindsay Burke Place*'.

County water is available. Lots will be served by individual wastewater treatment systems. A summary of the preliminary soils report has been included, see attachment # 2. The complete report can be viewed on the Planning Department web site. Thomas Boyce, Chatham County Soil Specialist, has reviewed the report and found it adequate for preliminary review. Per an e-mail from Thomas Boyce, he has also made the on-site lot by lot evaluation and is prepared to issue the septic improvement permits for each lot once the final plat is prepared. Eight of the lots (Lot #'s 1A, 24, 25, 26, 27, 38, 39, and 40) will have off-site systems (initial and repair) as shown on the preliminary map. Each of these off-site areas will be owned by the respective lots owners and considered a portion of the useable lot area. See Note # 2 on preliminary map. The developer has agreed to install the septic supply lines for all the off-site systems. The installation of the supply lines will be completed prior to final plat recordation or may be included in a financial guarantee as other improvements may be such as completion of roads or water lines. Lots 24, 25, 26, and 27 all have some area of jurisdictional wetlands within the lots. The wetland areas are not considered useable lot area. The non-contiguous septic areas can be counted as a portion of the useable lot area. Lot area useable as defined in the Subdivision Regulations is "Lot area suitable for septic fields. The area within the lot lines which is a contiguous or non-contiguous area suitable for a septic field, well, house and access. This area does not include areas such as public right-of-ways or land within the water hazard area or floodway." The preliminary plat lists the acreage of each lot along with the useable area of lots subject to flood area, jurisdictional wetlands and the Colonial Pipeline. The note on the preliminary plat stating "Common area to be owned by a property owners association consisting of all lot owners, with septic system easement rights granted to indicated lot owners for septic system installation and maintenance" is incorrect and will be removed from the final plat.

During the sketch design review, Jane Pyle with the Chatham County Historical Association reviewed information on the property and stated that the information indicated that there were two historical houses and a cemetery located near, but not on, the subject property. Additional survey work on the property, found a small cemetery as shown located on Lot 1A. Ms. Pyle has been contacted and visited the site on May 24th. See attachment # 3. Pedestrian access to the cemetery has been provided.

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RECOMMENDATION: The Planning Department recommends granting approval of the road names ‘Manns Crossing Drive’, ‘Margaret Mann Way’, ‘Romie Court’, ‘and Lindsay Burke Place’ and recommends granting preliminary plat approval of “Mann’s Crossing” with the following condition:

1. The note stating “Common area to be owned by a property owners’ association consisting of all lot owners, with septic system easement rights granted to indicated lot owners for septic system installation and maintenance” be removed from the final plat.