

PLANNING & ZONING REVIEW NOTES

VI. D.

SUBJECT: Request by Harrison Pond, LLC on behalf of Kenneth E. Norwood, Mary Ann Norwood, Gail N. Felton and John Felton for subdivision sketch design approval of **“Norwood Felton Subdivision”**, consisting of 51 lots on 106 acres, located off SR-1532, Manns Chapel Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision applications
 2. ArcView map, parcel #1693
 3. Map of subject property and surrounding developments.
 4. Soil Scientist report and map prepared by S & EC, dated May 3, 2007.
 5. Letter from Nick Robinson, Attorney, to Chatham County Historical Association, dated May 4, 2007.
 6. Memorandum from Jacquelyn Presley, Urban Wildlife Biologist, NC WRC
 7. Development schedule
 8. Sketch design map titled “Norwood Tract”, prepared by CE Group, Inc., dated May 3, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of 51 lots to be accessed by a proposed public, state maintained road off SR-1532, Mann’s Chapel Road. The subject property lies between two existing subdivisions, Heartland Grove and The Settlement. Lot sizes in both of these two existing subdivisions range from 1 to 2 acres. Proposed lot sizes on the subject property will range from approximately 1 acre minimum to 6.7 acres with an average of 1.95 acres. Due to current development of adjacent properties, staff does not recommend dedication of public right-of-ways to any adjacent properties.

County water is available and will be utilized. Each lot is proposed to have an on-site individual wastewater system. Soil and Environmental Consultants, P. A. evaluated the subject property to check for adequate soils for the proposed design. See attachment # 4. Thomas Boyce, Chatham County Soil Specialist, reviewed the report / map and found it adequate for sketch design review.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

As shown on the sketch design plan, the property is bordered by Wilkinson Creek to the west, and other creeks to the north and south. Wilkinson Creek has some area within the 100 year flood plain as indicated on the sketch plan. The engineer has provided stream buffers beyond what the Chatham County Watershed Ordinance requires, see the map for details. Per the engineer, wetlands have been identified in the field by S&EC and are noted on the sketch plan. Two road crossing permits will be required. The drainage area for each crossing is less than 5 acres.

Staff notified Delores Hall, Deputy State Archaeologist-Land, Office of State Archaeology of the sketch design submittals received for the June 5th Planning Board meeting for comments or recommendations. Ms. Hall's stated "There are no recorded sites on the property, but there are likely to be some Native American site present. The ridge tops and broader slopes should probably be subjected to a reconnaissance survey."

One cemetery has been identified and shown on the sketch plan. The owner thinks there may be one other cemetery on the site, but at this time, it has not been found. Nick Robinson, Attorney, has notified the Chatham County Historical Association of the cemeteries. See attachment # 5. The Historical Association will make a site visit and send staff a report at a later date. One of the property owners, Mr. Kenneth Norwood, is retaining a 10 + acre tract out of the parent parcel which contains a structure built in the 1900's.

Staff's search of the Natural Heritage Program GIS data for the subject property found the Loggerhead Shrike which may be found countywide.

Attachment # 6 are comments from Jacquelyn Presley, Urban Wildlife Biologist with the North Carolina Wildlife Resource Commission regarding the property. The Board may request the developer to incorporate these recommendations into his development plan; however, the developer has currently met the requirements of the Subdivision Regulations and Watershed Ordinance with the sketch plan as shown.

A portion of the Colonial Pipe Gas Line crosses the property as shown on the sketch plan. The developer has provided a development schedule, attachment # 7, with preliminary plat submittal on or before July 31, 2008.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of "Norwood Tract" as submitted and approval of the development schedule.