

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by Lewis Metty Development Co., LLC for subdivision preliminary approval of “**Cedar Mountain Subdivision**”, consisting of 65 lots on 163 acres, located off SR-1540, Jones Ferry Road and Cedar Grove Road (public), Baldwin Township.

ATTACHMENTS: 1. Major subdivision application.
2. Preliminary plat titled “Cedar Mountain Subdivision”, prepared by Van R. Finch, Land Survey, P. A., dated June 6, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary design map for background information. The Board of County Commissioners granted sketch design approval on July 17, 2006 for 65 lots with the two following conditions:

1. The emergency access easement be widened to a minimum of 50 feet and be labeled as “50 foot wide dedication of public right-of-way and emergency vehicle access”.
2. The emergency vehicle access shall be constructed to a minimum standard of a 16 foot wide, all weather travel surface. A note shall be placed on the preliminary and final plats detailing the standards to which said access is constructed and future upkeep and maintenance responsibilities.

The two conditions have been met.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary plat review and approval of “Cedar Mountain”, consisting of 65 lots. Access is to be provided by way of existing, Cedar Grove Rd, a public, state maintained roadway, serving Cedar Grove Subdivision. The roads in Cedar Mountain are also proposed to be public, state maintained roadways. Although served by the same common access road, Cedar Grove and Cedar Mountain are to be considered separate subdivisions. Other agency approvals as required by the Chatham County Subdivision Regulations for preliminary approval have been received as follows:

U. S. ARMY CORPS OF ENGINEERS	404 Creek Crossing Permit	June 5, 2007
NCDWQ	401 Water Quality Certification (Stream crossing of Meadow Branch)	June 7, 2007
CHATHAM COUNTY	Erosion Control Permit (Phase I)	March 21, 2007
CHATHAM COUNTY	Erosion Control Permit (Phase II)	May 31, 2007
NCDOT	Road Plan Approval (Phase I)	June 5, 2007

Re: Cedar Mountain Subdivision

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The above listed permits can be viewed on the Planning Department web site under Cedar Mountain.

The NCDOT has reviewed the Phase II road plans and has asked the developer to make some revisions to the plan. Justin Bullock, E. I. NCDOT, Assistant District Engineer, has stated in an e-mail to staff that once the revisions have been completed, the Phase II road plan can be approved. The developer expects to have the permit prior to the July 10 Planning Board meeting. Staff recommends that road construction on the project not commence until the Phase II road plan permit has been received from NCDOT.

Lots will be served by individual wells and sewage treatment systems. Thomas Boyce, Chatham County Soil Specialist has reviewed the preliminary soil report and found it adequate for preliminary review. A copy of the soils report can be viewed on the Planning Department web site under Cedar Mountain. The developer, Chuck Lewis, has met with Andy Siegner, Chatham County Environmental Health Division Director to discuss the off-site sewage treatment systems. Mr. Lewis, has agreed to install all of the supply lines at one time, use only systems without gravel, have one contractor complete all of the work, install the supply lines at least 30 inches deep, and increase the utility easement width from 15 feet to 30 feet for the utility easements serving more than one off-site septic lot. Mr. Siegner has stated in an e-mail to staff that if these conditions are met, that Environmental Health is satisfied with the off-site sewage treatment systems.

Scott Mitchell, PE, B. Scott Mitchell Environmental, PA, has conducted on on-site Phase I Environmental Site Assessment Report to evaluate streams and wetlands. A copy of the report can be viewed on the Planning Department web site under Cedar Mountain. The roadway shown on the sketch design has been slightly revised to accommodate additional stream buffers as shown on Lots 51, 52, 53, and 12 that were identified in the field.

A pedestrian walking trail is shown within the buffer area along Meadow Branch. See note # 10 on the preliminary plat.

The Chatham County Emergency Office has approved the road names '*Cardinal Crest Court*', '*Blue Jay Court*', '*Pheasant Court*', '*Eagles Crest*' and '*Owls Nest*'. Cedar Grove Road has been previously approved.

RECOMMENDATION: The plat displays the necessary information and meets the requirements of the Subdivision Regulations with other agency approvals. The Planning Department recommends approval of the road names Cardinal Crest Court, Blue Jay Court, Pheasant Court, Eagles Crest and Owls Nest and approval of the preliminary plat for "Cedar Mountain" with the following conditions:

1. Prior to recordation of the final plat, the developer shall install all of the supply lines for the off-site sewage treatment systems at one time, use only gravel less systems, have one contractor complete all of the work, and install the supply lines at least 30 inches deep.
2. Roadway construction shall not commence until the Phase II road plan approval has been received from NCDOT.