

PLANNING & ZONING REVIEW NOTES

III. C. 1.

SUBJECT: Request by Jesse Fearrington for subdivision final plat approval of “**Monterrane, Phase III**”, consisting of six (6) lots on 31 acres located off SR-1700, Mt. Gilead Church Road, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Letter dated June 14, 2007 from Jesse Fearrington regarding private easement to Phillip Corn property.
3. Final plat titled “Monterrane, Phase 3”, prepared by Smith and Smith Surveyors.

INTRODUCTION / BACKGROUND/ PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information. The property is located in a RA-5 (3 acre minimum / 5 acre average) zoning district and a WSIV-Protected Area watershed district. The property is accessed through existing Monterrane Subdivision which is served by a public, state maintained road off SR-1700 to the intersection of Valley Lane and Avalant. The road becomes a county standard private road at this intersection. This is also the point where the zoning district changes from RA-40 to RA-5. Lots 51 and 55 will share a common driveway as well as Lots 52 and 54. Lots 53 and 56 will have individual driveways off Valley Lane. The two following conditions were required at sketch design approval:

1. A 60 foot wide dedication of private right-of-way and utility easement shall be shown on the preliminary and final maps to the properties of Corn, Burnette, and Haywood.
2. A note shall be placed on the preliminary and final plats stating that the old road bed shown on the plat as “Old Raleigh Road”, running along the northern boundary of Lots 50 and 51, is used by the public as access to an existing cemetery.

Both conditions have been met.

The Board of County Commissioners granted preliminary design approval on May 21, 2007 for six (6) lots on 31 acres.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval with a financial guarantee for the seeding and mulching of the road shoulders. Lots are accessed by a county standard, paved, private road. Section 6.2 D (2) 5 of the Chatham County Subdivision Regulations states “*If a large lot subdivision has 24 or less lots and the road is to be paved, then it shall be constructed to state standards although not designed to state standards*”. John W. Harris, P. E. has certified that the county standard private road has been constructed to the required standards and paved to the NCDOT standards and that the only work remaining is the seeding and mulching of the road shoulders. County water is available. The certification

Re: Monterrane, Phase III

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS

from the engineer also states that the installation of the water lines has been completed. Staff has received documentation from the Public Works Department that the water lines have been installed per county requirements and the water testing has been completed. Per requirements from Chatham County Public Works, a water line has also been installed within the 20 foot wide utility easement running south to the Parker Springs property for future looping of the county water line system.

As stated above, a condition of sketch design approval required that the developer provide a dedication of private road right-of-way to the Phillip Corn property, 63 acres, located to the southwest of Monterrane, Phase III. This dedication has been shown on the preliminary and final plats. Parker Springs Subdivision located south of Monterrane, Phase III (shown on the map as Chatham Land and Timber Management) has since received sketch design approval from the Board of County Commissioners on January 16, 2007 for 50 lots to be accessed by a public, state maintained roadway. Parker Springs, located off SR-1700, Mt. Gilead Church Road, has provided a dedication of public right-of-way to the Corn property and the Cooper / Contentnea Creek property, 63 lots, located off SR- 1714, Hatley Road, has also shown a dedication of public right-of-way to Corn. Based on these two public dedications of right-of-way to the Phillip Corn property, Jesse Fearington, has requested that he be allowed to remove the private dedication of right-of-way to Corn within Monterrane, Phase III. Staff thinks that since the Corn property now has two public dedications of right-of-way from other adjoining properties, that the request to remove the private one is reasonable. The mylar copy of the final plat can be revised show this modification. The private dedications of right-of-way to Burnette and Haywood will remain.

Per the plat, a 15 foot wide pedestrian / bicycle trail will be installed by the homeowners association for use by the Monterrane homeowners. Septic improvements permits for the six (6) lots have been received from Chatham County Health Department, Environmental Health Division.

RECOMMENDATION: The Planning Department recommends granting final plat approval of Monterrane, Phase III with the removal of the private dedication of right-of-way to the Phillip Corn property.