

PLANNING & ZONING REVIEW NOTES

V. B.

SUBJECT: Request by Larry E. Hinson on behalf of “**Division for Edward P. Lineberger**”, for subdivision sketch design approval of 1 lot (4th lot on an easement) consisting of 1.692 acres, located off Hwy 751, New Hope Township.

ACTION REQUESTED: See recommendations.

ATTACHMENTS: *The following may be viewed on the Planning Department website at www.chathamnc.org under Planning, Rezoning & Subdivision Cases, 2007:*

1. Major subdivision application.
2. ArcView map, parcel #66610
3. Copy of Plat Slide 90-91
4. Soil Suitability for Domestic Sewage Treatment and Disposal Systems, prepared by Jeff Vaught with AWT, Land Development Division, dated July 26, 2007.
5. Memorandum from Jacquelyn Presley Wallace, Urban Wildlife Biologist, NC Wildlife Resources Commission.
6. Sketch design map titled, “Division for Edward P. Lineberger”, prepared by Smith and Smith Surveyors, dated January 11, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: RA-40 Water System: Private well
Watershed District: WSIV-Protected Area Sewer System: Private
Within 100 yr flood plain: No

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The applicant is requesting approval of one (1) lot of 1.6 acres to be the fourth (4th) lot on a private 60 foot wide easement. The easement currently serves Lot 1 of 4.2 acres, Lot 2 of 4.5 acres and Lot 4 of 6.6 acres. Lots 1 and 3 have legal access to Hwy 751. See attachment # 3. The Subdivision Regulations state in Section 6.4 B (3) “Three (3) subdivision lots may be allowed provided that every lot has frontage on a perpetual easement not less than thirty (30) feet in width that meets a public road. If found to be desirable to the road design, up to four (4) lots may be served by the thirty (30) foot easement, provided a portion of the easement is built to county private road standards (16 foot wide travelway with four inches of crush and run stone). The length of the easement to be improved in this manner will be established at sketch design approval”. The current easement is 60 feet wide. It is staff’s recommendation that the width of the travelway be increased to 16 feet with 4 inches of crush and run stone from Hwy 751 to the beginning of newly proposed Lot 2B. Per NCDOT, no commercial driveway permit is required.

Re: "Division for Edward P. Lineberger"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Thomas Boyce, Soil Specialist with Chatham County Environmental Health, has reviewed the site and proposed subdivision of land. Included in the packet, attachment # 4, is a Soil Suitability for Domestic Sewage Treatment and Disposal System report. This report was requested by Mr. Boyce in his on-site review of the lot for soil suitability. The applicant is currently working with the Chatham County Health Department, Environmental Health Division to obtain a revision permit for the lot size reduction of Lot 2A and a septic improvement permit for newly proposed Lot 2B.

Staff has received comments from Jacquelyn Presley Wallace, Urban Wildlife Biologist, with the NC Wildlife Resources Commission regarding the subdivision of land due to its proximity to Army Corps of Engineers property. See attachment # 5.

Staff recommends that if the Planning Board recommends granting sketch design approval and the County Commissioners grant sketch design approval, that the final plat be approved by staff as a minor subdivision of land (instead of following the major subdivision procedure with Board consideration) after the roadway improvements have been completed and certified by a licensed surveyor or engineer, and the two tracts have received their Environmental Health permits.

RECOMMENDATIONS: The Planning Department recommends granting sketch design approval of "Division for Edward P. Lineberger" with the following conditions:

1. The travelway within the existing 60 foot easement shall be improved to a 16 foot wide travelway with four (4) inches of crush and run stone from Hwy 751 to the beginning of Lot 2B.
2. The final plat shall be reviewed and approved by staff as a minor subdivision of land after the roadway improvements have been completed and certified by a licensed surveyor or engineer, and the two tracts have received their Environmental Health permits.