

PLANNING & ZONING REVIEW NOTES

III. B.

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**SUBJECT:** Request by Mann’s Chapel Properties, LLC for subdivision final plat 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. Final plat titled “Manns Chapel Properties, LLC”, prepared by Summit Consulting Engineers.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*Zoning: RA-40 Water source: County*  
*Watershed: WSIV-Protected Area Septic: private*  
*Area within 100 year flood: yes, see map*

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.

Preliminary approval was granted by the Board of County Commissioners on June 18, 2007 for 41 lots with the following condition:

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 indicate lot owners for septic system installation and maintenance” be removed from the final plat.

This condition has been met.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final plat approval for 41 lots. The developer is requesting final plat approval with a financial guarantee for the completion of the public roadways, erosion control, water line installation, etc. Certification of cost for completion has been submitted by Tony M. Whitaker, P. E. Per the certification, 51% (percent) of the total infrastructure work has been completed to date with 85% of the water line installation completed. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” The roadways serving these lots have

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't**

been graded, and gravel will be placed on the roadway prior to final plat recordation, so the lots will be accessible to emergency vehicles. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

During the preliminary review the developer stated that he agreed to install the septic supply lines for all the off-site systems. Per the engineer, the installation of the supply lines will be completed prior to final plat recordation. Per Terri Ritter, Chatham County Environmental Health Specialist, all the field work has been completed for each lot and each lot (or off-site area) has adequate soils for an individual waste water system. Septic improvement permits will be issued for each lot prior to the February 5<sup>th</sup> Planning Board meeting. The Certificate of General Approval for Installation of Subsurface Sewage Disposal Systems will be removed from the final plat.

A note will be placed on the final plat designating the maintenance responsibility until acceptance of the roads by the Department of Transportation.

Staff also recommends that the flood elevations along Wilkinson Creek be shown on the recorded plat.

**RECOMMENDATION:** *The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department recommends granting final plat approval with the following conditions:

1. The roadways shall be graveled prior to final plat recordation allowing the lots to be accessible to emergency vehicles.
2. The septic supply lines to the off-site waste water systems shall be installed prior to final plat recordation or provisions for the installation shall be included in the financial guarantee.
3. The Certificate of General Approval for Installation of Subsurface Sewage Disposal Systems shall be removed from the final plat.
4. Flood elevations along Wilkinson Creek, as shown on Flood Insurance Rate Maps, dated February 2, 2007, shall be shown on the final plat.
5. A note shall be placed on the final plat designating the maintenance responsibility until acceptance of said roads by the North Carolina Department of Transportation.