

PLANNING & ZONING REVIEW NOTES

V. A.

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**SUBJECT:** Request by Village Investments, LLC for subdivision final plat approval of “**Lexington Subdivision**”, (formally NC 751 Parcels) consisting of 11 subdivision lots and one (1) exempt lot, on 47 acres, located off Hwy 751, New Hope Township.

**ACTION REQUESTED:** See Recommendation.

**ATTACHMENTS:** The following may be viewed on the Planning Department website at [www.chathamnc.org](http://www.chathamnc.org) under Planning, Rezoning & Subdivision Cases, 2008.

1. Major Subdivision Application.
2. Final plat titled “Lexington Subdivision”, prepared by Withers & Ravenel, Kenneth Close Surveying, dated 5-1-06.

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

Zoning:	RA-40	Water System:	Private wells
Watershed:	WSIV-Protected Area	Sewer System:	Private
Subject to 100 year flood plain:	no		

NC 751 Parcels received sketch design approval for 14 subdivision lots and one exempt, over 10 acre tract on September 18, 2006.

The subdivision received preliminary plat approval for 11 subdivision lots from the Board of County Commissioners on October 15, 2007. The developer stated during preliminary review that the three (3) remaining subdivision lots will be submitted for review at a later time.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final approval of 11 subdivision lots with a financial guarantee for the completion of the public road and erosion control measures. Mark Ashness, P. E., CE Group has certified that 48% of the road construction has been completed to date and that prior to recordation of the final plat, it is estimated that 75% of the work will be 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 roadway has been graveled and it is the staff opinion that this development qualifies for acceptance of a financial guarantee.

*Re: "Lexington"*

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

Lot 12, as shown on the final plat, is an exempt, over 10 acre size tract. This lot will be accessed off Hwy 751 and has received a commercial driveway permit from NCDOT. All other lots will be accessed by the internal roadway only. The new public roads, Lexington Drive and Independence Court, will be maintained by Village Investments, LLC until acceptance by NCDOT for maintenance.

Septic improvement permits for Lots 1 -- 12 have been issued by Chatham County Environmental Health Department.

**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 of "Lexington Subdivision" as submitted.