



Agenda Abstract

Department: Planning
 Submitting Official: Jason Sullivan

Meeting Date: 6-21-10
 Authorizing Signature: _____

Subject:	Request by Lewis Metty Development Co, for subdivision final plat approval of "Cedar Mountain - Phase Two, consisting of 6 lots on 12.017 acres, located off of S. R. 1540, Jones Ferry Road and Cedar Grove Road, Baldwin Township.
Action Requested:	See Recommendation
Attachments (List Individually):	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final plat titled "Cedar Mountain, Phase Two, prepared by Van R. Finch, Land Surveys, P. A., dated January 13, 2010, Revised May 27, 2010.

Introduction & Background

Cedar Mountain Subdivision received preliminary plat approval for 65 lots on July 16, 2007 with the following condition: *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.*

On October 20, 2008, the developer requested and received a one (1) year extension of preliminary plat from the Board of County Commissioners extending preliminary plat expiration from January 16, 2009 to January 16, 2010. Senate Bill 831, Permit Extension Act of 2009, extends the Cedar Mountain deadline for final plat submittal to January 16, 2013.

Cedar Mountain, Phase One, consisting of 18 lots received final plat approval on November 19, 2007.

The lots are accessed by a public roadway, Cedar Grove Road. Cedar Grove Road serves as access to Cedar Grove Subdivision and has been extended to serve Cedar Mountain Subdivision. Staff has received 'Built-to-Standards' letters from NCDOT on the various sections of Cedar Grove Road stating that the roadway from the intersection of Jones Ferry Road to the point indicated on the Cedar Mountain, Phase Two map have been built to the NCDOT standards. Lewis-Metty Development Company, LLC will be responsible for the maintenance of the roadway until such time that it has been accepted for maintenance by NCDOT. There are four financial guarantees currently being held for completion of erosion control measures for the previous approved sections. The request is to be reviewed under the Subdivision Regulations in effect prior to 2008.

Discussion & Analysis

The developer is requesting final plat approval of "Cedar Mountain, Phase Two" consisting of 6 lots. The lots will be accessed by the existing Cedar Grove Road. The road will be extended 30 feet to provide access to Lot 59. A financial guarantee in the amount of \$7,280.00 will be submitted for the public roadway extension and erosion control measures.

Lots will have individual wells. As the map shows, each of the six (6) lots will have an off-site septic area that will be owned by the lot owner. The off-site septic areas will be accessed by a 30 foot wide utility easement from the subdivision lot to the off-site areas and then narrows to 12 feet as shown on the map. Thomas Boyce, Environmental Health Specialist and Soil Scientist has verified that the widths of the utility easement are sufficient. As required by preliminary plat approval, the supply lines will be installed to a depth of at least 30 inches, installation will be by one contractor, prior to the final plat being recorded. The same contractor will be used at the time the individual systems (gravel less) are installed on each lot. Staff has received the septic improvement permits for each lot.

The original erosion control plan approved on May 31, 2007, did not include the utility easement for the off-site septic areas. On April 9, 2010, prior to final plat submittal of Phase Two, Jim Willis, Soil Erosion & Sedimentation Control Officer, reviewed and approved a revised erosion control plan to include a 15 foot wide utility easement. After the Planning Board meeting, the developer decided to increase the width of the utility easement from 15 feet to 30 feet to provide flexibility when installing the utility lines because of large rocks and rock outcroppings. The easement width has now been increased to 30 feet wide as shown on the revised map. Rachael Thorn, Chatham County Erosion Control Inspector has reviewed and approved a revised erosion control plan showing the 30 foot wide utility easement.

Bev Wiggins, Chatham County Historical Association, requested that the developer submit a statement regarding whether or not any features that may have historical significance had been observed on the property. Mr. Lewis stated that there is an old chimney located on proposed Lot 59 that may have some significance. Ms. Wiggins was notified and a site visit was made to review the chimney for its historical significance. She estimates that the chimney is approximately 100 years old but does not recommend that the chimney be preserved or the materials salvaged. The chimney will be shown on the recordable copy of the final plat. A

copy of the original plat along with a revised plat is posted to the Planning Department webpage.

There are no intermittent or perennial streams on this portion of the property. The plat displays the necessary information.

The Planning Board discussed the request and had some questions regarding the off-site septic areas.

Recommendation

The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies. The Planning Department and Planning Board (by a vote of 7-0-1/ Mr. Sommers abstained due to concerns regarding the long term maintenance of the off-site septic areas) recommend granting final plat approval of “Cedar Mountain, Phase Two” with the following conditions:

1. The plat shall not be recorded until the county attorney has approved the form of the financial guarantee.
2. The septic supply lines shall be installed for all six (6) lots by one contractor, a minimum of 30 inches deep, and inspected by Chatham County Environmental Health prior to recordation of the final plat.