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A request by Kirk Metty on behalf of Lewis Metty Development Co. for subdivision **Final Plat** approval of **Cedar Mountain, Phase 3C**, consisting of 12 lots on 28.050 acres, located off SR-1540, Jones Ferry Rd, Cedar Grove Rd., and Cedar Mountain Rd, parcel #1611 and #1721.

..ABSTRACT

Action Requested:

Vote on a request by Kirk Metty on behalf of Lewis Metty Development Co. for subdivision Final Plat approval of Cedar Mountain, Phase 3C, consisting of 12 lots on 28.050 acres, located off SR-1540, Jones Ferry Rd, Cedar Grove Rd., and Cedar Mountain Rd, parcel #1611 and #1721.

Introduction & Background:

Zoning: R-1

Watershed: WSVI-PA / JLBA

Water: private wells

Septic: private on-site and off-site septic systems and repair areas.

Roadways: public, NCDOT state maintained roads. (The previously approved roads within Cedar Grove Subdivision and Cedar Mountain Subdivision have not yet been taken over by NCDOT for maintenance. Mr. Chuck Lewis sent an email to Planning staff on February 15, 2018 stating he was waiting on NCDOT to identify the damaged areas. The repair areas were identified before the winter weather and more damaged areas have appeared after.)

Preliminary plat approval for 65 lots was granted by the Board of Commissioners on July 6, 2007. To date 53 lots have received final plat approval. On January 16, 2018, the developer received an extension from the Board of Commissioners to extend the deadline for final plat submittal to January 16, 2019. The Planning Board has 60 days in which to act on the proposal.

Discussion & Analysis:

The request before the Board is for a final plat for the remaining twelve (12) lots.

The request is being submitted along with a request for a financial guarantee for completion of the required improvements. The developer is required to complete a minimum of 40% of the required improvements prior to a final plat submittal and the roadway has to be accessible to emergency vehicles. Per the cost estimate letter dated February 26, 2018, by Samir W. Bahho, PE, the improvements are 59% complete and the roadways are accessible to emergency vehicles. An updated cost letter may be

provided prior to final plat approval. Staff recommends the request for a financial guarantee be approved.

The lots are served by on-site and off-site septic systems and repair areas. All off-site septic areas are considered a non-contiguous part of the main lot. The off-site septic areas are accessed by 30 foot wide utility easements. In 2007, a condition of preliminary plat approval stated "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." Septic improvement permits for each lot have been approved by Thomas Boyce, Chatham County Soil Specialist and Lead Soil Scientist. The installation of the septic tanks and individual drain fields will be the responsibility of the individual property owners.

The Technical Review Committee met on February 14, 2018 to review the submittal. John Strowd, North Chatham Fire Chief, stated that the only water point close to the subdivision is one mile away.

The Planning Board met on March 6, 2018. Mr. Kirk Metty, Developer, was present to answer questions. Board members had questions about the off-site septic systems, utility easements providing access to the septic systems, and locations of the off-sites in regard to the lots in Phase 3C. A board member questioned why the off-site septic area for Lot 12 was in a different location than the remaining off-site septic areas. Mr. Metty stated there was a septic area not used in an earlier phase and he wanted to utilize that septic area in Phase 3C.

How does this relate to the Comprehensive Plan:

The property is located in an area designated as Rural. The area is recommended in part for low density development, mix of uses including agriculture, large lot residential, and rural two-lane roads.

Recommendation:

The Planning Department and Planning Board by vote of 8-1 recommends granting final plat approval of **Cedar Mountain, Phase 3C** with the following conditions:

1. The final plat not be recorded until the county attorney has reviewed and approved the form of the contract and financial guarantee.
2. The final plat shall not be recorded until the engineer has certified that the roadway providing access to the parcels are accessible to emergency vehicles.
3. Remove incorrect riparian buffer note from the final plat.
4. The final plat shall label sheet two as Sheet 2 of 2