



Subdivision Panel OK's Laurel Oak Lane Plan

BY FLORENCE GILKESON: SENIOR WRITER

Subdivision Review Board members sent a developer back to the drawing board at their last meeting in April.

By the Aug. 5 meeting, however, developer Paul L. McNeill had complied with all the conditions attached at the April meeting and won approval of the Laurel Oak Lane Neighborhood Conservation Subdivision preliminary plat.

The plat under review encompasses seven lots adjacent to an existing golf course subdivision almost one mile south of the intersection of U.S. 1 with Addor Road near Pinebluff. The existing development was originally platted in 1982 as Oakwood Hills Golf Resort and was later renamed The Pines of North Carolina Golf Resort.

Previously platted were 110 parcels.

When the preliminary plat came up for SRB review in April, the board questioned several aspects of the proposal, including problems with a private road built in 1975 but not built to N.C. Department of Transportation standards.

Christie Armstrong, a staff planner with the Moore County Planning Department, recommended that the developer reduce the number of lots from eight to seven because the Residential Agricultural zoning district does not allow lots smaller than 45,000 square feet unless the minimum open space requirement is met.

McNeill had tried unsuccessfully to acquire adjacent property that would have remedied the situation, so this time he re-designed the configuration for seven lots, rather than eight. Other changes were made to provide for a walking trail.

As for Laurel Oak Lane, Armstrong quoted county legal counsel who advised that subdivision road standards cannot be applied to developments on existing private road networks.

Issues involving utilities, highway access, stormwater drainage and fire safety have been resolved, the board was informed.

Public water will be provided by the Pinebluff municipal system, and the developer plans on-site sewage disposal.

Armstrong recommended approval with a set of conditions attached. Under one condition, land provided to satisfy open space requirements must be conveyed to the trustees of the homeowners' association with provisions prohibiting future residential redevelopment.

On a motion by Dennis Brobst, the board gave unanimous approval to the preliminary plat.

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