

PLANNING & ZONING REVIEW NOTES

III. C.

SUBJECT: Request by Governors Village Commercial, LLC for subdivision preliminary and final approval of **“Governors Village, Phase 5”**, consisting of 49 lots on approximately 31 acres, located off S. R. 1726, Farrington Road, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map
3. Evaluation of existing stormwater pond Governors Village, Phase 5, prepared by Mark P. Ashness, PE, CE Group
4. Memorandum from Mark Ashness, dated February 23, 2005 regarding treatment capacity at Carolina Meadows WWTP
5. Final plat entitled “Governors Village, Phase 5”, prepared by Elingburg Land Survey, Co., P. A., dated October 6, 2005

INTRODUCTION /BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

March 21, 2005: County Commissioner approval of a request for a modification to the existing conditional use permit for Governors Village Commercial to add 18.85 acres to be developed as 49 single family residential lots, located off SR-1726 and to revise the existing conditional use permit to change the approved land use for the East Dossett parcel (+/- 11 acres) from commercial to 76 residential town homes, located off SR-1008.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The request before the Board is for preliminary and final approval of 49 single family subdivision lots off SR-1726, Farrington Road. Streets within Phase 5 are to be public, state maintained roadways. County water is available and sewer is provided by the Carolina Meadows sewer treatment plant. Existing capacity of the sewer treatment plant was certified by Mark Ashness, PE, CE Group during the zoning review process. See attachment # 4. Per Mr. Ashness, NCDWQ requires that a WWTP be expanded once the actual flow capacity (not projected paper capacity) reaches 90% of the plant's permitted capacity. Plans for expansion are required to be submitted to and approved by NCDWQ when the actual flow capacity reaches 80%. Although the Carolina Meadows plant has not reached the 80% mark, plans for an expansion have been submitted and approved.

Agency reviews required for preliminary review have been received as follows:

NCDENR	Erosion Control	July 5, 2005
NCDOT	Roadway plan	September 30, 2005
NCDOT	Commercial Driveway Permit	August 8, 2005
Chatham County Public Works	Water System Approval	
NCDENR	Authorization to Construct Water System	September 29, 2005
NCDWQ	Wastewater Collection System Extension	July 27, 2005

The Chatham County Emergency Operations Office has approved the road names **Wicker Drive, Reynolds Court, Droughton Court, and Barnhardt Court.**

The existing Village Pond within Governors Village was previously approved by Chatham County to meet the Water Supply Watershed stormwater requirements necessary to accommodate Governors Village. Attachment # 3, details how the existing pond will accommodate the ½ inch storage requirement for the additional impervious area at full development buildout with the inclusion of Phase 5 and the future 76 residential townhouses.

A financial guarantee in the form of a letter of credit for completion of the roadway, on-site utilities and storm drainage / erosion control has been submitted to the county for review and approval.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends approval of the road names Wicker Drive, Reynolds Court, Droughton Court, and Barnhardt Court and granting preliminary and final approval of the plat entitled “Governors Village, Phase 5” with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.