

PLANNING & ZONING REVIEW NOTES

VII. A.

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**SUBJECT:** Request by Jordan Lake Preserve Corporation for subdivision preliminary and final approval of “Chapel Ridge” – Phase Two ‘A’, Sections ‘J’, ‘K’, ‘L’, ‘P’ and a Portion of ‘N’, consisting of 210 lots on approximately 792 acres, located off SR-1520, Old Graham Road, Hadley/Center Township.

**ATTACHMENTS:**

1. Major subdivision application and cover letter.
2. ArcView map, parcel #10950
3. Copy of approval letter for “Buck Mountain Golf Community”, dated January 22, 2003.
4. Original PUD boundary map.
5. Revised PUD boundary map.
6. Sedimentation Inspection Report, dated 4/20/05
7. Final plat entitled “Chapel Ridge” – Phase Two ‘A’, Sections ‘J’, ‘K’, ‘L’, ‘P’, and a Portion of ‘N’, prepared by Absolute Land Surveying and Mapping, P. C., dated April 4, 2005.

**INTRODUCTION AND BACKGROUND:** Chapel Ridge Golf Community (formally Buck Mountain) received subdivision sketch design approval on January 21, 2003 for 700 lots on 792 acres along with an 18 hole golf course. See approval letter, attachment # 3. Condition # 2 of the original approval was later changed to read “New entrance roadway from NC Highway 87 shall be constructed to the North Carolina Department of Transportation public road standards prior to final approval of lots in Phase II or the issuance of building permits for 50 houses whichever occurs first.”

The property is served by a private sewer treatment plant and Town of Pittsboro Water. Both the sewer treatment plant and water system are to be managed by a private company, Heater Utilities. All sections of Chapel Ridge, Phase One have received final approval.

**DISCUSSION AND ANALYSIS:** The developer is requesting preliminary and final approval of Phase Two A, Sections J, K, L, P, and a portion of N, consisting of 210 lots with a 100% financial guarantee. The subdivision ordinance states in part in Section 3.1 B (1) that “when either forth (40) percent of the total cost of improvements have been completed or when a statement of record for the subdivision has been filed in accordance with the Federal Interstate Land Sales Full Disclosure Act and when the public health and/or safety will not be endangered, the County may waive the regulations that the applicant complete all required improvements prior to the signing of the subdivision plat,

and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval.” The developer has filed an Original Statement of Record for 210 lots. The financial guarantee is in the form of performance bonds for the completion of the following: Phase Two ‘A’ storm drainage/erosion control, Phase Two ‘A’ roadway construction, Phase Two ‘A’ on-site utilities and roadway construction (public) to NC 87. The amount of the guarantee covers the engineer’s certified estimates of construction plus a minimum of 15% according to the County Subdivision Regulations. The financial guarantee has been forwarded to the county attorney for review and approval.

Other agency reviews and approvals have been received as follows:

NCDWQ	Wastewater Treatment and Reclaimed Water Utilization System	11/29/04
NCDOT	Commercial Driveway Permit (NC 87)	06/10/04
NCDENR	Erosion Control Plan	Submitted 3/14/05 – approval pending
US Army Corps of Engineers	404 Permit 401 Permit	09/23/03 06/02/03
NCDWQ	Authorization to Construct Water line	03/29/05

The Chatham County Emergency Operations Office has approved the road names “Autumn Chase”, “Cabin Creek”, “Birdie Court”. “Duck Bill”, “Turkey Trace”, and “Bur Oak Court”. “Golfers View” has been previously approved in Phase One.

As stated above, a condition of final plat approval for Phase One of Chapel Ridge was that the “New entrance roadway from NC Highway 87 shall be constructed to the North Carolina Department of Transportation public road standards prior to final approval of lots in Phase II or the issuance of building permits for 50 houses whichever occurs first.” The developer is requesting this condition be changed to require that the road to NC 87 be constructed to the NCDOT standards prior to issuance of 50 building permits in the Chapel Ridge subdivision. The applicant’s letter, dated April 11, 2005, to Keith Megginson, Planning Director addresses this request. The request seems reasonable.

The boundary of the 792 acre parent tract has been slightly revised in the area south of the rotary. A portion of the original property has been recombined with the property to the south owned by Chatham Partners. See attachments 4 & 5.

The Haw River Assembly contacted the State Division of Land Quality about discolored water flowing from the Chapel Ridge development into Dry Creek. Attachment # 6 is a letter from Joel Idol, Sediment and Erosion Control Inspector with NCDENR, that gives the results of a 2 ½ hour visit to the site. The report states in item # 4 that the site is in compliance.

The plats display the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting preliminary and final approval of “Chapel Ridge” – Phase Two ‘A’, Sections ‘J’, ‘K’, ‘L’, ‘P’ and a Portion of ‘N’, with the following conditions:

1. The final plat not be recorded until the county attorney has approved the financial guarantee.
2. The final plat not be recorded until the erosion control permit has been received from NCDENR.
3. The roadway to NC 87 shall be constructed to the NCDOT standards prior to issuance of 50 building permits in the Chapel Ridge subdivision.