

PLANNING & ZONING REVIEW NOTES

V. B.

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**SUBJECT:** Request by Community Properties, Inc. on behalf of Polk-Sullivan, LLC/Chatham Partners, LLC for subdivision Planned Unit Development sketch design approval of “**Meadowview**”, consisting of 715 lots on approximately 793 acres, located off SR-1520, Old Graham Road and NC 87, Center / Hadley Townships.

**ATTACHMENTS:**

1. Application booklet dated April 11, 2005
2. Letter from Ed Harris
3. ArcView map
4. Portion of FIRM rate map 370299 0050 B

**INTRODUCTION AND BACKGROUND:**

Zoning:	Unzoned	Minimum lot size:	40,000 sq ft
Watershed District:	WSIV-PA	Water hazard setback:	50 feet
Water source:	Town of Pittsboro		

The county Subdivision Regulations, Water Supply Watershed Protection Ordinance and the Flood Damage Prevention Ordinance are applicable to the property. The three ordinances can be found at the county web site of [www.co.chatham.nc.us](http://www.co.chatham.nc.us) - then go to Planning to – then go to Ordinance & Planning Documents.

The property is located in a WSIV Protected Area, which drains into the Haw River above Pittsboro’s water intake at Bynum and eventually into Jordan Lake. The lake is the water supply for Chatham County, Cary and Apex at the present time. The WSIV Protected Area requirements are addressed Section 302 (E) of the Watershed Ordinance. Section 303 addresses cluster development and Section 304 stream buffers.

The Flood Damage Prevention Ordinance addresses subdivisions in Article 5, Section D.

**DISCUSSION AND ANALYSIS:** A planned unit development is proposed for this project to allow for clustering of 715 lots to include lots ranging in size from 5000 square feet to 40,000 square feet allowing for approximately 475 acres of open space / 60% of the total acreage. The open space is to include meadows, amenities and natural buffer zones for wildlife habitats. This project does not include a golf course. The open space area will be dedicated to the property owners association. The application booklet addresses the Net Land Area computation in the Master Plan section. The gross density as shown in the application is to be 1.11 acre per unit. The Watershed Ordinance in Section 302(e) allows residential and non-residential development with residential density to be one dwelling unit per acre and lots not less than 40,000 square feet except within a cluster development. Section 303 addresses Cluster Development and Section

304 buffers. The language on cluster development states that the density shall not exceed that as if calculated with lots of 40,000 square feet. The impervious surface limit is established in Section 302 (e)(2)(b) at 24% when curb and gutter are installed. The application text states under the Stormwater Management tab that the project at final build out will be less than 22.6% of the entire site. The proposal meets the requirements of the Watershed Ordinance in regard to density and impervious area.

Stream buffers within a WSIV-PA are required to be a minimum of 50 feet in width from the bank of the stream. The development proposal shows 100-foot stream buffers on the streams shown on the US Geological Survey as intermittent or perennial.

The closest significant stream to the project is Brooks Creek to the south of the project. A portion of the property along this part of Brooks Creek (approximately 13 acres) lies within the 100-year flood plain as shown on FIRM rate map #370299 50B. The applicant's text states that all floodplain lies within the passive open space.

The development proposed is located south of the Chapel Ridge development and is property that has been managed for timber production in the past. The project is proposed to have two entrances, one on NC 87 that will require turn lanes and one off SR-1520, Old Graham Road. The NCDOT has reviewed plans for both entrances. The traffic analysis states on page 4, 2<sup>nd</sup> paragraph that due to the significant left turn volume projected at the NC 87 entrance, that intersection is expected to operate at a poor level of operation. The intersection is not proposed to be signalized at this time. The developer will address the issue at the Planning Board meeting as to when an intersection is required to be signalized by NCDOT. The entrance off NC 87 and all roadways within the development, except for Phase 5, are to be public, state maintained roadways. Roads within Phase 5 will be constructed to NCDOT standards and maintained by the property owners association for that specific phase. This phase may be gated. Phase 5 is located in the southwest corner of the development. See exhibit # 11 in the application booklet. Roadway connectivity between Meadowview and Chapel Ridge is to be provided by way of the central rotary at the Chapel Ridge Golf Clubhouse. See the traffic analysis found behind the roadway design tab in the application booklet.

The property to the south of the project owned by Edward M. Harris, III and others, parcel #5985, (see attachment # 3), consists of approximately 162 acres +/- . This property currently has a 60-foot wide access easement out to SR-1520. Mr. Harris has requested the Board consider requiring access be provided from Meadowview to his property. It appears there is floodable area along the portion of Brooks Creek on the Harris property where a road crossing would be required in order to provide access between the two properties. See attachment # 4 showing the flood area. Section D of the Chatham County Flood Damage Prevention addresses Standards for Subdivision Proposals. Item # 4 states "Public or private roads serving more than three (3) subdivision lots shall have a travel way a minimum height of three (3) feet above the base flood elevation." It is undetermined at this time if there are wetlands associated with the floodable area on the Harris property. Staff recommends access to the Harris property be further reviewed prior to preliminary submittal.

The Elizabeth Lee Alston property also to the south of Meadowview and west of the Harris tract, parcel #5909 shown on attachment # 3, consists of 72 acres +/- and appears to be landlocked. Exhibit # 2 in the applicant's text shows a public roadway within Phase

2 to be close to the Alston's northern property line. Staff recommends access to the Alston property be further reviewed prior to preliminary submittal.

The Charles and Sybil Lutterloh property, parcel #64636, to the south of Meadowview, consists of 138 acres +/- and has access to NC 87 by a perpetual private easement. Staff recommends access to this property be further reviewed prior to preliminary submittal.

The Donna Holt property, parcel #64637, located to the southwest of Meadowview, consisting of 102 acres +/-, has existing state road frontage on NC 87. Staff recommends access be reviewed prior to preliminary submittal for a public road through Phase 2 to the Holt property to provide for future potential development possibilities and/or to provide for future interconnecting road access from NC 87 to SR-1520.

The development is proposed to have public water provided by the Town of Pittsboro from their plant on US 15-501. The water system within the development will be private and provided by Heater Utilities. An elevated tank is currently being constructed within Chapel Ridge to provide adequate water pressure and fire flow throughout both projects. Per the applicant, all wastewater will be treated at the Chapel Ridge wastewater treatment plant to a tertiary level and effluent will be discharged by a spray irrigation system on both the Chapel Ridge golf course and meadows within Meadowview residential community. See the Utilities section of the application. The wastewater treatment plant is to be operated by Heater Utilities, a private company.

The application addresses an environmental assessment, an economic analysis, environmental monitoring and a development schedule.

**RECOMMENDATION:** The Planning Department recommends granting sketch plan approval with the following conditions:

1. Prior to submittal of the preliminary plat for review, the feasibility of access to the properties of Alston, Harris, Holt and Lutterloh shall be evaluated.
2. Due to the possibility that Chatham County may add this subdivision to its distribution system, the development must exceed Heater Utilities specifications and meet Chatham County's specifications regarding the materials used in water main materials and installation.
3. Detailed stormwater plans shall be provided and approved by the county prior to preliminary approval.
4. The environmental monitoring reports shall be provided to the local county offices of the Health Department.