

FOR OFFICE USE ONLY

Date Complete Application Rec'd: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ By: \_\_\_\_\_

**Chatham County Planning Department**

P.O. Box 54

Pittsboro, NC 27312

Tel: (919) 542-8204

Fax: (919) 542-0527

**Type of Review**

☐ Sketch

☐ Preliminary

☐ Final

**MAJOR SUBDIVISION APPLICATION**

**Name of Subdivision:** Chatham Downs

**Subdivision Applicant:**

**Subdivision Owner:**

**Name:** Lat Purser & Associates, Inc.

**Name:** ITAC 92, LLC

**Address:** 4530 Park Road, Suite 300  
Charlotte, NC 28209

**Address:** c/o Lat Purser & Associates, Inc.

**Phone:(W)** 704-519-4260

**Phone:(W)** \_\_\_\_\_

**Phone:(H)** N/A **Fax:** 704-525-8700

**Phone:(H)** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**E-Mail:** marsha.mayhew@latpurser.com

**E-Mail** \_\_\_\_\_

**Township:** 13 **Zoning:** B-1

**P. I. N. #** See attached Exhibit "A"

**Flood Map #** 370299 0055B **Zone:** X

**Parcel #** See attached Exhibit "A"

**Watershed:** WS-IV PA

**Existing Access Road:** S.R. 1721 @ US Hwy 15-501

**Total Acreage:** 30.69106

**Total # of Lots:** 3

**Min. Lot Size:** \_\_\_\_\_

**Ph. I Acreage:** 30.69106

**Ph. I # of lots** 3

**Max. Lot Size:** \_\_\_\_\_

**Ph. II Acreage:** N/A

**Ph. II # of lots** N/A

**Avg. Lot Size:** \_\_\_\_\_

**Ph. III Acreage** N/A

**Ph. III # of lots** N/A

**Type of new road:** ☒ Private/ Length \_\_\_\_\_ ☐ Public/ Length N/A

**Road Surface:**

☒ paved

☐ gravel

**Water System:**

☐ individual wells

☐ community wells

☒ public system

name: County water

**Sewer System:**

☒ septic systems

☐ community system

☐ public system

name: \_\_\_\_\_

**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage:

Approximately 84,120 square feet of retail and office space anchored by a Harris Teeter grocery.

ITAC 92, LLC, By Chatham Retail #1, LLC,

by Lat W. Purser, III, Member

Date 8/17/05

Date 8/17/05

*Signature of Applicant*

*Signature of Owner*

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ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly**, and include zip codes.

1. William Cecil Ford	10. Rachel K. Parrish
4220 Greensboro Church Road	10501 US 15-501 North
Graham, NC 27253	Chapel Hill, NC 27514
2. David R. Carr, c/o Sneed Holding Co.	11. Grady Sturdivant, Jane Sturdivant
3100 Tower Boulevard, Suite 700	25 Polks Landing Road
Durham, NC 27707	Chapel Hill, NC 27516
3. H & A Properties, Inc.	12.
455 East Providence Church Road	
Pittsboro, NC 27312	
4. Hoyt C. Collins	13.
465 Sam Jones Road	
Chapel Hill, NC 27514	
5. Pamela D. Oakley	14.
336 Sam Jones Road	
Chapel Hill, NC 27514	
6. Kathryn L. Conway	15.
187 Running Cedar Road	
Chapel Hill, NC 27514	
7. Jams L. and Elizabeth M. Griffin	16.
58 Running Cedar Road	
Chapel Hill, NC 27514	
8. Jan W. Clement	17.
10295 US Highway 15-501	
Chapel Hill, NC 27514	
9. Jean Paul and Jean T. Berry	18.
2421 Perkins Road	
Durham, NC 27706	

## Appearance Committee Report

<b>Project name</b>	Chatham Downs
<b>Presenter</b>	Marsha Mayhew, Lat Purser & Associates
<b>Date</b>	6/8/05
<b>Appearance Committee Members</b>	Sue Schwartz Kurt Lent Ginny Gregory Kim Archer Dave Henry Brad Crittenden
<b>Prepared By</b>	Brad Crittenden

### **Project Description:**

#### **Chatham Downs revised plans**

The Appearance Committee reviewed the revised plans submitted and found them to be acceptable with the following recommendations:

1.
  - a. The buffer on the south-east corner, bordering the property of Kathryn Conway, be augmented with additional planting utilizing a mixture of Yaupon holly, Junipers, Wax myrtles, and *Illicium parviflorum* (Yellow Anise).
  - b. The vegetation on the south side, north of Running Cedar Road, is to be supplemented with the same mixture of plants. The planting on the south side of the Harris Teeter, screening the loading dock, is to remain as shown on the landscape plan.
2. The buffer as described in 1a. is to be planted on the west side of the new septic field to the west of the Conway property.
3. Purple love grass is to be planted between the bank building and Highway 15-501.
4. The trees planted within the parking lot of the grocery store are to be selected from one or more of the following trees: *Taxodium distichum* (Bald Cypress), *Lagerstroemia fauriei* (Japanese crape myrtle), Trident maple, and/or fruitless Sweet gum.

*The Appearance Committee feels that one-year after project completion, a follow-up landscape buffer inspection should be performed by the Planning Office's enforcement personnel. Should plantings be dead or failing to thrive as necessary to establish the ultimate buffer within five years new plantings shall be required*