

Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312  
Tel: (919) 542-8204  
Fax: (919) 542-2698

Type of Review  
 Sketch  
 Preliminary  
 Final

## MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Banner Tract (Shively Phase 3)

### Subdivision Applicant:

Name: Polk Sullivan, LLC  
Address: PO Box 5689  
Cary, NC 27512

Phone: 919-469-8674 Fax: 919-469-4778

E-Mail: [robertswain@swainco.com](mailto:robertswain@swainco.com)

Township: HADLEY Zoning: RA-5

Flood Map #3710973400J Zone: A  
& #3710973500J

Watershed: RC

Total Acreage: 234

Total # of Lots: 40

Ph. I Acreage \_\_\_\_\_

Ph. II Acreage. \_\_\_\_\_

Ph. III Acreage \_\_\_\_\_

Name and date of contact with Chatham County Historical Association: Jane Pyie—Oct. 9, 2006

Type of new road:  Private/ Length 9,420 [ ] Public/ Length \_\_\_\_\_

### Road Surface:

paved

[ ] gravel

### Water System:

[ ] individual wells

[ ] community wells

public system

name Town of Pittsboro

via Aqua (Heater Util. – See Attached)

### Sewer System:

septic systems - w/  
option for Aqua (Heater Util.)

System - See Attached

[ ] community system

[ ] public system

name \_\_\_\_\_

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

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[Signature]  
Signature of Applicant

Date 10/13/06

[Signature]  
Signature of Owner

Date 10/15/06

Rolk-Sullivan LLC

Worth Durham Barner

**For Office Use Only:**

Notes:

Approved by County Commissioners:

Sketch \_\_\_\_\_

Preliminary \_\_\_\_\_

Final \_\_\_\_\_

Payment: Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Amount: \$ \_\_\_\_\_

ADJACENT LAND OWNERS:

Penny S. Shively, et als  
c/o Elizabeth Soileau  
207 North St.  
Chapel Hill, NC 27516

Chatham Partners, LLC & Polk  
Sullivan, LLC  
1000 St. Albans Dr. Ste. 400  
Raleigh, NC 27609

Virginia M. Grantham  
405 Lindsay St.  
Carrboro, NC 27510

Clarice M. Page  
400 Linsay St.  
Carrboro, NC 27510

Iris M. Womble  
311 Pine Ridge Drive  
Winston Salem, NC 27104

Unknown Owner  
C/O Chatham County Tax Admin  
PO Box 908  
Pittsboro, NC 27312

Wyndell H. Merritt  
10144 Pamun Key Drive  
New Kent, VA 23124

Gerry Barrett, Jr.  
PO Box 10  
Atlantic, NC 28511

Anne R. Flash  
1675 Rock Rest Road  
Pittsboro, NC 27312

David & Judith Peterson  
1942 Rock Rest Road  
Pittsboro, NC 27312

John W. Brooks  
Deborah Wechsler  
1138 Rock Rest Road  
Pittsboro, NC 27312

Alice Phalan  
1850 Saginaw Street South  
Salem, OR 97302

Matthew & Mary Berg  
1660 W. Vaunda Avenue  
Wasilla, AK 99654

## **Supplemental Information to the Major Subdivision Application for the Banner Tract**

The applicant and developer are requesting sketch design approval of 40 lots to be accessed by the private roadway proposed to serve the Shively Tracts. The Banner tract is to be reviewed as a Phase 3 of the "Shively Tract". Per Subdivision Regulations, all roadways within the project will be private, designed and constructed to meet the N.C. Division of Highways hilly standards. The Property is zoned RA-5 and meets the 3 acre minimum / 5 acre average lot size as required.

The Property lies within the River Corridor watershed district and as such, the sketch plan submitted shows the floodable areas along the Haw River. Lots along the river are shown with at least three acres of buildable area outside the flood plain. Perennial and Intermittent Streams are Buffered as required by the Watershed Protection Ordinance are shown on the sketch map.

Water will be supplied by Aqua North Carolina, Inc. (successor to Heater Utilities, Inc.) pursuant to the Water Agreement with the Town of Pittsboro per the attached letters from Aqua and the Town. The lots are suitable for individual septic systems per the attached soils map and summary letter of the soils work performed by S&EC. However, the developer requests that a review of this project and ultimate approval, if approved, include the option to connect the subdivision to the Wastewater Treatment facility at Chapel Ridge pursuant to the Aqua letter attached (if an agreement is reached regarding this usage in the future).

The developer has located and reviewed a recorded access easement on the tract that extends through a portion of the Southern end of the parcel and on to parcels commonly known as Paces Mill Settlement. The developer is committed to honoring the rights of others over and across the existing access and will do nothing to obstruct the rights of those legally utilizing this extension of Rock Rest Road.

As the property, taken together with the Shively tracts, exceeds 50 total lots, a Development Schedule is attached, which we would request, be adopted with the sketch plan if approved.

Historically, the Banner tract was utilized as the sporting grounds for the Riverside Hunt Club. The Club was founded by the great-grandfather of the current owner, Mr. Worth Durham Banner. As the property passed through the Durham family it has been exploited for its timber, having been timbered extensively in the 1970's and then twice more through the 1980's.

Environmental reports provided indicate that no federally endangered species were found on the property. A summary of the economic impact of the Shively and Banner tracts is attached for reference although not required at the Sketch plan phase.

Please note that the applicant is not requesting a zoning change and has met or exceeded the requirements of the subdivision ordinance in this submittal for sketch plan approval.

# Development Schedule

	<b>Project</b>	<b>Sketch Plan Approved</b>	<b>Submit Prel. Plat</b>	<b>Complete Infrast.</b>	<b>Final Plat Sub.</b>
3	Shively - 12 Lots - Phase 1	8/21/2006	October 2011	October 2013	December 2013
	Shively #2 - 4 Lots - Phase 2	Sub. 10/16/06	October 2011	October 2013	December 2013
	Banner - 36 Lots - Phase 3	Sub. 10/16/06	October 2013	October 2014	December 2014