

PLANNING & ZONING REVIEW NOTES

V. B.

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**SUBJECT:** Request by RLA Development Company, LLC on behalf of Chatham Land & Timber for subdivision sketch design approval of “**Parker Springs Subdivision**”, consisting of 50 lots on 87 acres, located off SR-1700, Mt. Gilead Church Road, New Hope and Williams Townships.

- ATTACHMENTS:**
1. Major subdivision application.
  2. ArcView map, parcel # 17425.
  3. Soil Scientist report.
  4. E-mail from Jane Pyle, Chatham County Historical Association.
  5. E-mail from Angela Flynn, adjacent property owner, dated October 27, 2006.
  6. E-mail from Laura Davis, adjacent property owner, dated October 28, 2006
  7. Sketch design map titled “Parker Springs Subdivision”, prepared by Development Consulting Services, Inc., dated August 21, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*See major subdivision application and sketch design map for background information.*  
The property is zoned RA-40, with a watershed designation of WSIV-PA, and county water will be utilized.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval of 50 lots on 87 acres to be accessed by a state maintained, public roadway off SR-1700, Mt. Gilead Church Road. Dedication of public right-of-way has been provided to the adjoining properties of Cooper Family, LLC, parcel #17357, 130 acres; the Phillip Corn property, parcel # 17416, 63 acres; and to the Haw River Baptist Church property, parcel 62792 as shown on the sketch plan. The Cooper property received a zoning approval on October 16, 2006 from the Board of County Commissioners for a Conditional Use RA-90 zoning district with a Conditional Use Permit for a 63 lot subdivision.

Parkers Creek crosses the property. The watershed ordinance requires a 50 foot vegetative buffer from the bank of the creek landward as shown on the sketch plan. The adjacent Cooper Family / Contentnea Creek property is required per their CUD RA-90 zoning / conditional use permit requirements to maintain a 100 foot per side vegetative buffers along the portion of the creek on their property.

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**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

Staff review of the Natural Heritage Program data for the subject property indicated the property to potentially contain habitat for the Loggerhead Shrike, (coverage for this is countywide). The majority of the property falls into the Big Woods Natural Area as does a portion of the existing Monterane development to the north. Staff does not think that an environmental impact assessment is warranted on this property due to the acreage of the property, the limited number of items listed on the Natural Heritage Program and the developer is establishing the vegetative buffer along Parkers Creek as required by the watershed ordinance.

Adjacent property owners in Monterane Subdivision have raised concerns including buffering between existing Monterane and a proposed off-site septic area, privacy, impact on Parker's Creek, density, and whether or not an environmental impact assessment is warranted. See attachment # 5 and # 6. Monterane Subdivision was developed in 1999 / 2000 and consisted of two phases with 49 lots. The property has a split zoning of RA-40 and RA-5, with the majority of the property being within the RA-40 district. Minimum lot sizes in Monterane are approximately 2 acres with an average lot size of 4.7 acres. Staff has spoken with the developer regarding the concerns and was informed that the developer was sending an informational letter to all the Monterane homeowners regarding the development plans. Adjacent property owners, as identified and provided by the developer, per the Chatham County tax records, were notified of the development. In reviewing the project, staff discovered that three (3) small park areas owned by Monterane, LLC were not on the list of adjacent owners. Copies of said lots can be viewed on the Planning Department web page under Parker Springs, Supplemental information - Monterance Lots 17 and 26. Notice was sent on Wednesday before the Monday meeting to this owner. The owner was also called about the omission on the same date of the mailing. A 15 foot wide trail easement is provided within and along the entire boundary of Monterane Subdivision to provide access to these and other park areas.

The developer proposes to extend the 12 inch county water line along Mt. Gilead Church Road from Bynum Ridge Road to the subject property. Utility easements have been provided to the adjoining properties of Monterane Subdivision, Fearington, Corn and Cooper for future extensions. Staff recommends that the developer provide a 20 foot wide utility easement on the subject property within Lot # 33 to provide utility access to the Fearington property.

Individual on-site or off-site wastewater systems are proposed for each lot. The off-site areas are shown on the sketch map. These areas are part of the open, common space as indicated on the sketch map. Thomas Boyce, Chatham County Soil Specialist, has reviewed the soil scientist report, attachment # 3, and soils map and found the information adequate for sketch design. The soils map can be viewed on the Planning page of the county web site at [www.co.chatham.nc.us](http://www.co.chatham.nc.us) under Parker Springs.

The applicant has contacted the Chatham County Historical Association to inform them that there is a cemetery located on the property. Jane Pyle, with the Chatham County

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**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

Historical Association has visited the site. See attachment # 3. The developer has shown the cemetery location on the sketch design map within a portion of the common open space. Access to the public will be provided via the public road system. The common open space will be maintained by the homeowners association.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of “Parker Springs Subdivision” with the following conditions:

1. The developer shall provide a 20 foot wide utility easement on the subject property within Lot # 33 to provide utility access to the Fearrington property.
2. Monterrane, LLC park areas, as discussed above, shall be shown on the preliminary and final maps.