

PLANNING & ZONING REVIEW NOTES

III. B. 5.

SUBJECT: Request by Windjam 23, LLC for subdivision preliminary design approval of “**The Hamptons, Phases 1, 2, & 3**”, consisting of 89 lots on 183 acres, located off SR-1700, Mt. Gilead Church Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision application.
 2. ArcView map, parcel #'s 2960, 79235, 63764
 3. Letter dated October 16, 2006 from Brad Hart, PE, Withers & Ravenel, regarding preliminary plat submittal and addressing conditions of approval from sketch design review.
 4. Approved revision to the original development schedule for The Hamptons.
 5. Preliminary map titled “The Hamptons”, prepared by Withers & Ravenel, dated 10/13/06.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

January 17, 2006: Sketch design approval by the Board of County Commissioners for 89 lots on 183 acres, with conditions. To review the sketch design submittal along with Planning Board and County Commissioner notes go to the county web site at www.co.chatham.nc.us , then Rezoning and Subdivision Cases, 2006, The Hamptons. The property is proposed to be served by a public, state maintained roadway, county water and individual wastewater systems.

ISSUES FOR FURTHER DISCUSSION & ANALYSIS: Other agency reviews have been received as follows:

Chatham County Environmental Health	Erosion Control Permit	April 28, 2006
U. S. Army Corps of Engineers	Creek Crossing Permit	September 18, 2006
NCDENR	Authorization to Construct Water Lines	October 10, 2006
Chatham County Public Works	Water Plan Approval	August 28, 2006
NCDOT NCDOT	Road Plan Approval Commercial Driveway Permit (Phase I)	September 29, 2006 April 7, 2006
NCDOT	Commercial Driveway Permit (Phase II)	September 14, 2006
NCDOT	Encroachment Agreement	September 21, 2006

Re: The Hamptons, Phases 1, 2, & 3

ISSUES FOR FURTHER DISCUSSION & ANALYSIS: - con't

The Chatham County Emergency Operations Office has approved the road names *Westhampton Drive, Montauk Court, Orient Point Drive, Laurel Knoll Drive, Woods Edge Drive, Rolling Woods Court and Seneca Court.*

Lot # 17 consisting of 7.14 acres contains the Dr. E. H. Ward homeplace and medical office which is listed on the National Register of Historic homes. The applicant has contacted the Chatham County Historical Association and is working with Preservation North Carolina to place a conservation easement to be held by Preservation North Carolina on the property in order to maintain the integrity of the site. Information has been presented by the applicant regarding the preservation and can be found on the Planning Department web page under The Hamptons, preliminary submittal.

The applicant has worked with the Chatham County Environmental Health Department to obtain septic improvement permits for each lot. Permits for all lots can be viewed on the Planning Department web page.

All roads are proposed to be public, state maintained roadways. Stub-outs, as required during the sketch design review, have been shown to the Wayne and Warren Strowd property and the Chatham Land & Timber Property. Staff recommends signage be placed at the location of the dedication of right-of-ways stating that it is the location of a possible future roadway.

The developer is extending a 12" water main from US-15-501 along SR-1700, Mt. Gilead Church Road to SR-1711, Bynum Ridge Road, (approximately 2 miles) at the developer's expense. The developer will provide an 8" line within the development, has shown utility access to the Strowd and Chatham Land & Timber properties, and utility access between Phases 2 & 3.

Per condition # 3 of sketch design approval, a Traffic Impact Analysis, dated February, 2006, was performed on the property by Withers & Ravenel, Engineers, Planners, Surveyors. The report states in part "Approved development traffic is traffic generated by approved, but not yet constructed, developments within the study area. There are several approved and newly planned developments in the area. However, none are along Mount Gilead Church Road, and their anticipated addition of site traffic onto Mount Gilead Church Road is small. It was agreed during a meeting with Chatham County Planning Staff that the use of a 3% growth in background traffic would be an acceptable manner in which to account for those developments."..... "Section 8: Recommendations: At build-out of the project in 2010, both of the site driveways are expected to operate with acceptable levels-of-service during both the AM and PM peak hours. No additional improvements are necessary at these proposed intersections." The entire TIA can be viewed on the Planning Department web site. Per the applicant, "although the study did not identify a need for auxiliary lanes, a left turn lane and right turn deceleration taper are proposed at the Phase II entrance. During subsequent review, the NCDOT District Office requested this auxiliary laneage at the Phase II entrance since it serves the larger portion of the project. These improvements have been designed and permitted in conjunction with the Phase II construction drawings."

Re: The Hamptons, Phases 1, 2, & 3

ISSUES FOR FURTHER DISCUSSION & ANALYSIS: - con't

A revision to The Hamptons original development schedule presented at sketch design review was approved by the Board of County Commissioners on June 19, 2006. A copy of the approved request is shown as attachment # 4.

Sketch design approval included three (3) conditions. The developer has met each of the conditions as addressed in attachment # 3.

RECOMMENDATIONS: The Planning Department recommends granting preliminary design approval with the following condition:

1. Signage be placed at the location of the dedication of right-of-ways stating that it is the location of a possible future roadway.