

PLANNING & ZONING REVIEW NOTES

III. C. 1.

SUBJECT: Request by The Parks at Meadowview, LLC for subdivision preliminary and final design approval of **“The Parks at Meadowview, Phase One B”**, consisting of 72 lots on 110 acres, located off SR-1520, Old Graham Road, Center Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView Map, parcel #5983
3. Letter from Nicolas P. Robinson, Attorney-at-Law, dated October 16, 2006.
4. Final plat titled “The Parks at Meadowview, Phase 1B”, prepared by Absolute Land Surveying and Mapping, P. C., dated August 1, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS: See major subdivision application and final plat for background information, i.e. zoning, road surface, water system, sewer system, and flood. A copy of the sketch design notes for “Meadowview” can be found on the Planning Department web page for year 2005.

Previous Board actions are as follows:

May 16, 2005: Board of County Commissioner sketch design approval of “Meadowview”, consisting of 715 lots.

May 15, 2006: Board of County Commissioner approval of a revision to “The Parks at Meadowview” Planned Unit Development to *add approximately 155 acres (Harris Tract) to the PUD and to increase the total number of residential units by 139 to a total for the entire PUD of 739.*

September 18, 2006: Board of County Commissioner approval of Phase One-A, consisting of 97 lots on 145 acres.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary and final review and approval based on Section 3. 1 B (1) of the Subdivision Regulations which states in part “When either forty (40) percent of the total cost of improvements have been completed or when a statement of record for the subdivision has been filed in accordance with the Federal Interstate Land Sales Full Disclosure Act and when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval.” Please review language in entire section. A financial guarantee in the form of a Performance Bond for 100% of the infrastructure construction for Phase One ‘B’ has been submitted for review and approval by the county attorney. Agency reviews as required at preliminary approval have been received as follows:

NCDOT	Commercial Driveway Permit	August 03, 2006
NCDQW	Pressure Sewer Extension	October 26, 2006
Chatham County Health Dept. – Erosion Control	Erosion Control Permit	Sept. 22, 2006
U. S. Army Corps Of Engineers	404 Creek Crossing Permit	May 10, 2006
NCDWQ	401 Water Quality Permit	May 23, 2006
Chatham County Public Works	Water Plan Approval	August 30, 2006
NCDWQ	Authorization to Construct Water System Management Plan	August 28, 2006

Copies of the above listed permits can be found at the county web site at www.co.chatham.nc.us - Planning page – Rezoning and Subdivision Cases – 2006 – The Parks at Meadowview, Phase One ‘B’.

Staff has received a letter from Aqua North Carolina, Inc. / Heater Utilities stating the utility will serve the project with potable water from the Town of Pittsboro Water system and that wastewater collection and treatment will be provided at the Buck Mountain Water Reclamation Facility.

Condition # 1 of sketch design approval does not apply to this phase. Condition # 2 of sketch design approval stated “The water system shall be developed to meet the standards specified for the Chapel Ridge Subdivision”. This condition has been deleted per a resolution to the Chatham County Water Policy adopted by the Board of County Commissioners in August, 2006. Condition # 3 has been satisfied. Condition # 4 will be addressed at a later date.

Per a letter dated October 10, 2006, from Nicolas P. Robinson to Dr. Ann Y. Hart, Chatham County Schools, plans of the development with a request for any comments was forwarded to the school system. Staff has not received any comments from the school system.

The Chatham County Emergency Operations Office has approved the road names *The Parks Drive, Sunny Vista Court, Cloudview Court, Parkway Drive, and Drifting Leaf Lane*.

RECOMMENDATION: The Planning Department recommends granting approval of the road names *The Parks Drive, Sunny Vista Court, Cloudview Court, Parkway Drive, and Drifting Leaf Lane* and recommends granting preliminary and final approval of “**The Parks at Meadowview, Phase One ‘B’**” with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.