



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
4-17-06

PART A

Subject:

Request by Trenton Stewart on behalf of HBP Properties, LLC for subdivision preliminary approval of “**Legend Oaks**”, (formally Bland Tract) consisting of 63 lots on 110 acres, located off Hwy 15-501 N., Williams Township.

Action Requested: See Recommendations.

Attachments:

1. Major subdivision application.
2. Arc View map, parcel #'s 82764, 18706, and 63576
3. Preliminary plat entitled “Legend Oaks Subdivision”, prepared by Arcadia Consulting Engineers, PLLC, dated 2-13-06

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Introduction / Background / Previous Board Actions:

See major subdivision application and preliminary plat for background information.

April 18, 2005: Sketch design approval by the Board of County Commissioners for 60 lots.

Issues for Further Discussion and Analysis: The developer is requesting preliminary approval of Legend Oaks (formally Bland Tract), consisting of 63 lots to be accessed by a public, state maintained roadway. Agency reviews have been received as follows:

| | | |
|---------------------------------|--|-------------------|
| NCDOT | Roadway Construction Plan | December 28, 2005 |
| NCDOT | Commercial Driveway Permit | January 12, 2006 |
| NCDENR | Erosion Control Permit | September 8, 2005 |
| U.S. ARMY CORPS Of ENGINEERS | Creek Crossing Permit (includes 2 driveway crossings) | November 22, 2005 |
| NCDWQ | 401 Water Quality Certification | February 17, 2006 |
| Chatham County Public Works | Water Plan Approval | February 03, 2006 |
| NCDWQ | Authorization to Construct (water lines) | January 12, 2006 |

The Chatham County Emergency Operations office has approved the road names 'Legend Oaks Dr.', 'Grassy Creek Way', 'Peak View Place', 'Duelling Oaks Dr.', and 'Little Bend Ct.'.

During the approval process for the adjoining project, Williams Corner, it was agreed between property owners that there would be a shared entrance between the two projects. This shared entrance is shown on the preliminary plat.

Staff recommends that on the final plat a utility easement along with the 20 foot drainage easement be shown along the common lot lines of Lots 40 and 41 to provide for potential extension of water lines to the adjoining property of Margie M. Oldham.

Recommendation: The Planning Department and Planning Board recommend granting approval of the road names 'Legend Oaks Dr.', 'Grassy Creek Way', 'Peak View Place', 'Duelling Oaks Dr.', and 'Little Bend Ct.' and approval of the preliminary plat with the following condition:

1. The final plat shall show a utility easement along the common boundary lines of Lots 40 and 41.