

PLANNING & ZONING REVIEW NOTES

V. E.

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**SUBJECT:** Request by The Parks at Meadowview, LLC (Crescent Resources, LLC) for 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.*

- ATTACHMENTS:**
1. Modification to Application for Conditional Use Permit including Master Plan for sketch design review. (Booklet)
  2. ArcView map.
  3. Chatham County Board of Commissioners, Agenda Abstract, dated 5/16/05.
  4. Chatham County Board of Commissioners, Agenda Abstract, dated 3/20/06.
  5. Letter from Mark Ashness, P. E., CE Group, regarding sewer capacity.
  6. Letter from David Hughes, Town of Pittsboro Manager, dated December 15, 2005, regarding water capacity.
  7. Letter dated April 24, 2006, from Richard B. Quinlan and Barbara L. Oslund regarding private access easement.

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

*See application booklet for background information.*

May 16, 2005: County Commissioner approval of “Meadowview”, consisting of 715 lots on approximately 793 acres, located off SR-1520, Old Graham Road and NC 87, Center / Hadley Townships. See attachment # 3.

March 20, 2006: County Commissioner approval of a revision to the existing sketch design for “Meadowview Planned Unit Development”, to reduce the number of lots from 715 to 600, to have all roadways be private, to redesign the lot layout, and to change the name to ‘The Parks at Meadowview’. See attachment # 4.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:**

The request before the Board is for a revision to add approximately 155 acres (Harris Tract) contiguous to the south and to increase the total number of residential units by 139 to a total number for the entire PUD of 739. The request includes approval of the sketch design plan for the 155 acres. See Master Plan section of the application booklet. The original application stated that approximately 60% of the total acreage would be open space. With this revision, approximately 57% of the total acreage, 539 acres, is to be open space.

Per the application, “all wastewater is proposed to be treated at the adjacent Chapel Ridge WWTP to a tertiary level and effluent will be discharged by a spray irrigation system on both the Chapel Ridge golf course and meadows within Meadowview residential community. The Chapel Ridge WWTP has been sized and permitted to accommodate the development of both projects.” See attachment # 5, regarding capacity of plant and including all approved and proposed projects using said plant.

Per the application, “potable water supply will be provided by Heater Utilities. The water will be purchased in bulk from the Town of Pittsboro. A 16’ and 12’ line has been extended to the project. An elevated tank currently exists within Chapel Ridge to provide adequate water pressure and fire flow capacity to both projects. All proposed water lines will be designed to meet Heater Utility standards and specifications following the same guidelines required of Chapel Ridge Golf Community. The applicant has no plans to utilize ground water as a potable water source for this project.” See attachment # 6 regarding water capacity.

Currently, the Harris Tract has a 60-foot wide, private, access easement from Old Graham Road. It is undetermined at this time what the status of this easement will be if approval of the request is granted. It is the staff’s opinion that this is a private matter between the property owners. See attachment # 7. The sketch master plan shows the private roadway being extended from existing Meadowview to the Harris Tract. The roadway crosses a section of Brooks Creek, which has area within the 100-year flood plain per panel

# 37100972200J, dated March 16, 2006. A creek crossing permit issued by the US Army Corps of Engineers, a NCDWQ 401 permit, along with a ‘No-Rise Certification’ will be required to be obtained prior to preliminary plat submittal. The Chatham County Flood Damage Prevention Ordinance states in Section D, Standards for Subdivision Proposals, (4) “Public or private roads serving more than three (3) subdivision lots shall have a travel way a minimum height of three (3) feet above the base flood elevation.” The developer will further evaluate whether the lot layout will be affected by the 100-year flood plain location and make any necessary changes prior to preliminary plat submittal.

Roadways within the project (Harris Tract) are proposed to be private, constructed to NCDOT standards with curb and gutter, and maintained by the property owners association. Per the application “The impact on traffic will be identical to the impacts previously reported. The combined number of dwellings located within The Parks at Meadowview and Chapel Ridge, after the various additions (Harris Tract) and subtractions (Meadowview reduced by 115 units and Chapel Ridge reduced by 23 units), is only one greater than the original number proposed and studied by Ramey Kemp & Associates, Inc.” A letter from Rynal G. Stephenson, PE, Ramey Kemp & Associates, Inc., Transportation Engineers states, “The improvements recommended in the previous TA will be sufficient for the revised Meadowview PUD.” See letter in application booklet, Roadway Design section. If any Board member wishes to see a copy of the previous 21 page Traffic Analysis prepared for Meadowview, please contact the Planning Department. Adjacent property to the west, parcel #61864, John D. and Stephen Lambeth, approximately 131 acres, appears to be undeveloped and landlocked. Staff recommends that prior to preliminary plat submittal, the developer review the possibility of providing access by way of dedication of right-of-way (private) to the Lambeth property to provide for possible future development of the property and interconnectivity of roadways. The southern boundary of the subject property borders the Pittsboro extraterritorial jurisdiction.

*Re: The Parks at Meadowview*

**RECOMMENDATION:** The Planning Department recommends the request for 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 with the following conditions:

1. Prior to submittal of the preliminary plat for review, the feasibility of access to the properties of Alston, Harris, Holt and Lutterloh shall be evaluated.
2. Prior to submittal of the preliminary plat for review, the feasibility of access to the adjoining property of John D. and Stephen Lambeth, 131 acres west of the Harris tract shall be evaluated.
3. Due to the possibility that Chatham County may add this subdivision to its distribution system, the development must exceed Heater Utilities specifications and meet Chatham County’s specifications as required in Chapel Ridge regarding the materials used in water main materials and installation.
4. Detailed storm water plans shall be provided and approved by the county prior to preliminary approval.
5. Any required environmental monitoring reports shall be provided to the local County offices of the Health Department.