

PLANNING & ZONING REVIEW NOTES

III. B. 3.

SUBJECT: Request by Bynum Ridge, LLC on behalf of Polk-Sullivan, LLC for subdivision preliminary approval of “**The Sanctuary at Haw River Phase One**”, (f/k/a Williams Pond), consisting of 121 lots , on 376 acres, located off SR-1711, Bynum Ridge Road, Baldwin Township.

- ATTACHMENTS:**
1. Major subdivision application
 2. Approval letter / packet, dated March 21, 2005 to Bynum Ridge, LLC from Keith Megginson, Chatham County Planning Director including the following:
 - (a)--An Ordinance Amending the Watershed Protection Ordinance of Chatham County
 - (b)-- An Ordinance Amending The Zoning Ordinance of Chatham County, dated March 21, 2005,
 - (c)--A Resolution Approving An Application For A Conditional Use Permit For A Request By Bynum Ridge, LLC For Bynum Ridge Planned Residential Development
 3. ArcView map, parcel #'s 81311 & 81274
 4. Letter Report; Archaeological Assessment of the Williams Pond Development Tract, Chatham County, North Carolina dated August 18, 2005, prepared by David Jenkins, Senior Archaeologist, Brockington and Associates, Inc.
 5. Letter dated October 5, 2005 from Robert D. Swain to Keith Megginson, Planning Director.
 6. Letter dated December 22, 2005 from Renee Gledhill-Earley/Peter Sandbeck North Carolina Department of Cultural Resources to David Jenkins, Brockington and Associates, Inc.
 7. Letter dated February 14, 2006 from Ralph Bailey, Jr., Vice President, Brockington and Associates, Inc. to Peter Sandbeck, NC Dept. of Cultural Resources.
 8. Preliminary plat entitled “The Sanctuary at Haw River, Phase 1, prepared by CE Group, Inc., dated June 19, 2006

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary plat for background information.

Approval to date:

March 29, 2005: See attachment # 2.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary review and approval of Phase I, consisting of 121 lots to be accessed by private roads built to the NC DOT standards for the terrain classification of hilly conditions. Agency approvals as required for preliminary plat approval have been received as follows:

NC DOT	Commercial Driveway Permit	December 19, 2005
NC DOT	Encroachment Agreement	December 06, 2005
NCDENR	Erosion Control Permit Williams Pond – clearing and grubbing – entire project	July 29, 2005
NCDENR	Erosion Control Permit Williams Pond Offsite Water Main	January 12, 2006
Chatham County	Erosion Control Permit Phase I	June 30, 2006
U.S. Army Corps of Engineers	Creek Crossing Permit	February 01, 2005
NCDWQ	401 Water Quality Permit	November 19, 2004
Chatham County Public Works	Water Line Construction	January 10, 2006
NCDENR	Authorization to Construct Water Line Construction	January 18, 2006

Copies of the above listed permits may be found on the county web site at www.co.chatham.nc.us then click on Planning, 2006, The Sanctuary at Haw River (formally Williams Pond).

The Chatham County Emergency Operations Office has approved the following road names for Phase I: Bear Island Trail, Birch Bark Lane, Frontier Woods Trail, Saddle Creek Lane, Haw Bluffs Drive, Mill Pond Place, Indian Point Lane, River Refuge Road, Chapel Creek Lane, Drakes Meadow Drive, Herons Ridge Lane, Swift Creek Place, Sanctuary Ridge Road, and Headwater Trail. Road names will be shown on the final plat.

Staff has reviewed conditions required by the conditional use permit approval. See attachment 2 (c) above. Conditions, 1, 2, 3, 4, 5, 6, and 8 have been met for Phase I. Condition 7 will be required to be met prior to final plat approval. Conditions 9 – 26 will be reviewed by staff for compliance prior to the issuance of a Zoning Determination Permit (building permit) and / or prior to issuance of the first certificate of occupancy.

RECOMMENDATIONS: The Planning Department recommends granting approval of the road names as stated above and granting preliminary plat approval of “The Sanctuary at Haw River, Phase I” (formally Williams Pond).

