

PLANNING & ZONING REVIEW NOTES

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**SUBJECT:** Request by Darden Development, LLC for subdivision preliminary approval of “Woodlands” (formally the Page and Grantham subdivisions as well as a portion of Womble subdivision on west side of Old Graham Road), consisting of 173 lots, on 242 acres, located off S. R. 1520, Old Graham Road, Hadley Township.

- ATTACHMENTS:**
1. Major subdivision application.
  2. ArcView map
  3. Archaeological Reconnaissance of the Womble Tract, prepared by Brockington and Associates, Inc., dated March 2, 2005.
  4. Preliminary plat entitled “Woodlands Subdivision”, prepared by Absolute Land Surveying and Mapping, P.C., dated June 16, 2006.

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

See major subdivision application and preliminary design map for background information.

Approvals to date:

- 12-13-04: County Commissioner sketch design approval of “Page Subdivision”, consisting of 74 lots with a public roadway.
- 12-13-04: County Commissioner sketch design approval of “Womble Subdivision”, consisting of 56 lots with a public roadway.
- 12-12-05: County Commissioner sketch design approval of “Grantham Subdivision”, consisting of 74 lots with a public roadway.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary plat approval of “Woodlands”, consisting of 173 lots to be accessed by a public, state maintained roadway. The “Woodlands” is a combination of Page and Grantham subdivisions as well as a portion of Womble subdivision on west side of Old Graham Road. Sketch design approval dates are listed above. Lots are to be served by the Chapel Ridge wastewater treatment plant, owned and operated by a private utility company, Heater Utilities. Water is to be provided from the Town of Pittsboro through the private utility, Heater Utilities. A letter was provided by Heater Utilities

during the sketch design review of each of the individual subdivisions stating that wastewater service and potable water supply would be provided by Heater Utilities.

During sketch design review the following reports / analysis were submitted for review by the Planning Board and Board of County Commissioners:

Page: -Historical Records Review /Natural Heritage Program File Search,  
prepared by Soil & Environmental Consultants  
-Traffic Assessment prepared by Ramey Kemp & Associates  
-Economic Assessment, prepared by Lucy Gallo, Miley, Gallo & Associates

Womble: -Historical Records Review/ Natural Heritage Program File Search,  
prepared by Soil & Environmental Consultants  
-Economic Assessment prepared by Lucy Gallo, Miley, Gallo & Associates  
-Traffic Assessment, prepared by Ramey Kemp & Associates, Inc.

Grantham: -Fiscal Impact Analysis  
-Letter Report; Archaeological Assessment, prepared by Brockington and Associates

During sketch design review of the Womble Subdivision, a condition of approval by the Board of County Commissioners required that prior to ground disturbing activities the developer shall have a preliminary reconnaissance archaeological survey performed by a qualified archaeologist. The results of the survey shall be provided prior to ground disturbing activities. If significant sites are located, they shall be documented prior to ground disturbing activities in the area or concern. This report was completed on February 8, 2005. See attachment # 3.

Agencies approvals required for preliminary review have been received as follows:

NCDWQ	Pressure Sewer Extension	June 21, 2006
NCDWQ	Wastewater Collection Permit	June 21, 2006
NCDWQ	Authorization to Construct Water System	April 27, 2006
Chatham County Division of Environmental Health Soil Erosion and Sedimentation Control	Erosion Control Permit	June 30, 2006
NCDOT	Commercial Driveway Permit	June 24, 2006
NCDOT	Encroachment Agreement	June 24, 2006
U.S. ARMY CORPS OF ENGINEERS	Creek Crossing Permit	April 26, 2006

Copies of the above listed permits may be found on the county web site at [www.co.chatham.nc.us](http://www.co.chatham.nc.us) then click on Planning, Rezoning and Subdivision cases, 2006, Woodlands.

An application for review and approval of the public, state maintained roadways was submitted to NCDOT on April 5, 2006. This road plan approval has not been received as of this date. The Subdivision Regulations states in part in Section 4.4 B (7) "Failure of the approving agencies in steps 10, 11, 12, and 13 to respond within thirty (30) days of an appropriate request to said agency shall not prohibit the subdivision application from proceeding through the county review procedure."

During sketch design review, staff requested information be provided prior to preliminary review stating that all lots subject to the 100 year flood have a minimum lot area of 40,000 square feet. Staff has requested this information be provided prior to the Planning Board meeting.

The Chatham County Emergency Operations Office has approved the road names *Berry Patch Lane, Crimson Court, Mossy Creek Court, Willow Creek Court, Hidden Creek Court, Fox Trail Court, Teal Trace Court, Widgeon Way, Mallard Bluff Way, Sunset Ridge Court, Colonial Ridge Drive, Rosefield Ct., Lynn Stone Ct., Spring Hollow Ct., Morning Mist Ct., Hidden Creek Ct., and Shady Ct.*

**RECOMMENDATION:** The Planning Department recommends granting approval of the road names as listed above and granting approval of Woodlands with the following conditions:

1. The final plat shall show that all lots have a minimum of 40,000 square feet of area outside any floodable areas. Flood elevations shall be indicated on the final plat.
2. The water system shall be developed to meet the standards specified for the Chapel Ridge Subdivision.
3. Road construction shall not begin until plan approval has been received by the NC Department of Transportation.