



**CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
AGENDA ABSTRACT**

**ITEM NUMBER:**  
**MEETING DATE:**  
9-18-06

**PART A**

**Subject:**

Request by Coffey Grounds of Chapel Hill, Inc for subdivision sketch design approval of “**Horizon**”, consisting of 66 lots on 103 acres, located off SR-1525, Hamlet Chapel Road, Baldwin Township.

**Action Requested:**

See Recommendations.

**Attachments:**

1. Major subdivision application.
2. ArcView map, parcel #'s 2040, 2039, 1840
3. Soil Scientist report and map.
4. Development schedule.
5. Letter dated August 23, 2006 from Jane Pyle, Chatham County Historical Association, Inc.
6. Comments from abutting property owners, dated August 28, 2006.
7. Sketch design map titled “Horizon”, prepared by Van R. Finch, Land Surveys, dated July 11, 2006.

**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

*Re: Horizon*

### **Introduction / Background / Previous Board Actions:**

See major subdivision application and sketch plan for background information, i.e. zoning, road surface, water system, waste water system, and flood.

**Issues for Further Discussion and Analysis:** The project is proposed to be served by a public, state maintained roadway and county water. Due to the limited amount of state road frontage on Hamlets Chapel Road, staff has requested the developer explore the possibility of creating a common access to be shared by this project and the existing Buck Branch Road residents; thereby, eliminating the need to create an additional entrance onto the state road system. Per the tax mapping GIS system, there appears to be eight (8) residential lots currently using the Buck Branch private road. Staff thinks this would be a safer and more aesthetically pleasing alternative, but, all parties would have to agree. NCDOT has reviewed the proposed entrance location as shown on the sketch plan and has issued a commercial driveway review form stating that the location is acceptable and could be permitted.

Staff also recommends a 60' foot wide dedication of public right of way along with a utility easement be shown on the preliminary and final maps to the adjoining property of Stella W. Gattis, consisting of 40 acres. Staff thinks this dedication of right-of-way and utility easement should be located parallel to Road # 4, if possible.

County water is available and will be utilized. Staff recommends utility easements be provided to the Stella W. Gattis property as stated above and to one of the Buck Branch properties to provide for possible future extension of the water line to the Buck Branch residents.

Each lot will have an individual septic system and repair area. The soil scientist report and map, attachment # 3, have been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found to be adequate.

Due to the project having more than 50 lots, the developer has chosen to provide a development schedule, attachment # 4.

The developer has contacted the Chatham County Historical Association regarding the existing structure shown on the sketch plan. Attachment # 5 addresses this issue. The existing driveway currently serving this structure (shown on Lot #61) will be abandoned once the new, public roadway is constructed. It is not clear at this time whether this structure will remain or be removed.

Mr. Jeff Kleaveland, an adjacent property owner in Buck Branch Subdivision, and a professional planner, addressed the Board on behalf of the Buck Branch residents. Mr. Kleaveland stated that the adjacent residents had concerns regarding the proposed development. These concerns are addressed in the comments dated August 28, 2006 and shown as attachment # 6 and include lack of open space, density, adequate soil for waste water systems, common entrance, etc.

## **Issues for Further Discussion and Analysis – con't**

*Re: Horizon*

Mr. John Chasteen, 747 Buck Branch Road, also addressed the Board regarding his concerns about density; adequate soils for waste water systems and the rocky nature of the property.

Mr. Mike Shachtman with Coffey Grounds, Inc. addressed the Board on behalf of the developer and stated that they will evaluate providing some common open space and the possibility of the shared entrance.

**Recommendation:** The Planning Department and Planning Board recommend granting approval of the development plan and approval of the sketch design for “Horizon” with the following conditions:

1. The developer shall explore the possibility of creating a common access to be shared by this project and the existing Buck Branch Road residents.
2. A 60' foot wide dedication of public right of way shall be shown on the preliminary and final maps to the adjoining property of Stella W. Gattis. Staff recommends the right-of-way be located parallel to Road # 4, if possible.
3. Utility easements shall be shown on the preliminary and final maps to the Stella W. Gattis property and to a Buck Branch property owner. Location and width of the utility easements shall be as required by the Chatham County Public Works Department.
4. Lighting within the development shall comply with the Chatham County Draft Lighting Ordinance.