

PLANNING & ZONING REVIEW NOTES

V. B.

SUBJECT: Request by Belmeade Farms, LLC for subdivision sketch design approval of “**Belmeade**”, consisting of 197 lots on 556 acres, located off Hwy 64 and SR-2161, Adolph Taylor Road, Center Township.

ATTACHMENTS:

1. Major subdivision application booklet including sketch master plan.
2. ArcView map, parcel 6000.
3. Letter to Nicolas P. Robinson from Jane Pyle, Chatham County Historical Association, dated August 23, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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

Previous Board Actions:

August 14, 2006: Town of Pittsboro Board of Commissioners approved a resolution relinquishing that portion of extraterritorial jurisdiction (ETJ) described as the Belmeade property.

August 21, 2006: Chatham County Board of Commissioners approved a resolution to accept a portion of the Town of Pittsboro extraterritorial jurisdiction (ETJ) described as the Belmeade property.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: A portion of the subject property was located in a portion of the Town of Pittsboro ETJ (approximately 168 acres) and the balance of the property (approximately 389 acres) was located within an unzoned portion of Chatham County. By the above referenced Board actions, the entire property is currently within the county jurisdiction. Zoning does not apply to this portion of Chatham County. Other ordinances and regulations do apply, i.e. subdivision, watershed, and flood. Section 8 of the County Subdivision Regulations addresses Planned Unit Developments.

Crescent Resources proposes to develop this property as a Planned Unit Development with private, gated, roadways, built to the NC DOT standards. In review of past projects the Board has allowed those approved as Planned Unit Developments with private roads paved to NC DOT standards, to have lot sizes based on the minimum requirements for the area and availability of public utilities. The main entrance to the development is proposed to be off US Hwy 64 West with a secondary, emergency entrance off SR-2161, Adolph Taylor Road. Staff recommends dedication of right-of-way and utility easements

Re: Belmeade

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

to the adjoining property of McLeod, parcel #73451, 175 acres, and Graybeal, parcel #63865, 95 acres, to the west and a utility easement to one of the adjoining properties to the south as recommended by Chatham County Public Works. See attachment # 2. This portion of US Hwy 64 is not within the NC DOT Phase 2A Corridor Study, but was within the Phase 1 study area. The same entrance issues as discussed in the Pennington South sketch design notes may apply to the Belmeade property in the future.

A 50 foot undisturbed, natural buffer around the entire property is proposed by the developer. The property is located within a Local Watershed District which requires a 50 foot water hazard buffer on each side of a perennial or intermittent creek. Harlands Creek bisects the property and is considered a perennial creek. The developer proposes 100 foot buffers on each side of Harlands Creek which will be used for passive open space and not as a part of the lots. There is also floodable area along the creek which will also be used as passive open space. Some lots contain floodable areas but have useable areas for building outside the flood plain. Walking trails along with two amenity areas are proposed. Please refer to the application booklet for a description of these areas under the tab labeled Community Summary. The developer has had an Environmental Inventory study which can be found under the tab labeled Environmental Inventory in the application booklet. Per the report "No recognized environmental conditions (REC's) were noted during the field reconnaissance." Pages six and seven of the report state that the property contains suitable habitat for two species, Carolina Ladle Crayfish and Four-toed Salamander, which are considered significantly rare and species of concern respectively in North Carolina. No individuals were found during the survey. The applicant may be asked to address where these habitats are located and how they may be protected.

County water is proposed to serve the project. Each lot will utilize individual waste water systems with repair areas. The soil scientist report and map have been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found to be adequate for sketch design. A copy of the report can be found in the Utilities section of the application booklet.

Ramey Kemp & Associates, Inc. has conducted a traffic study for the Belmeade project. A copy of the report can be found under the tab labeled Roadway Design. Per the report "Based on the findings of this study, this development is not expected to have a significant impact on the surrounding transportation system. Access is provided on US 64 at an existing median opening with existing auxiliary left turn lanes and right turn lanes on US 64. These existing turn lanes are expected to be sufficient to handle future traffic from the development." Staff recommends that the recommendations as specified for US 64 and Adolph Taylor Road in the traffic analysis be a condition of approval.

The developer has provided a development schedule in the application booklet. The developer has contacted the Chatham County Historical Association, Inc. regarding the property. See attachment # 3.

Re: Belmeade

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Belmeade” with the following conditions:

1. Dedication of right-of-ways and utility easements shall be shown on the preliminary and final maps to the adjoining property of McLeod, parcel #73451, 175 acres, and Graybeal, parcel #63865, 95 acres, to the west and a utility easement to one of the adjoining properties to the south as recommended by Chatham County Public Works.
2. The recommendations as specified for US Hwy 64 and SR-2161, Adolph Taylor Road in the traffic analysis on pages 5 and 6 of Jeff W. Westmoreland’s letter dated August 10, 2006 shall be followed.
3. Prior to preliminary submittal the applicant shall evaluate the location of the habitat for the Carolina Ladle Crayfish and the Four-toed Salamander and consider methods for protecting said habitat for the species of concern.