

PLANNING & ZONING REVIEW NOTES

VI. A.

SUBJECT: Request by The Parks at Meadowview, LLC for subdivision preliminary and final approval of “**The Parks at Meadowview, Phase One A**”, consisting of 97 lots on 145 acres, located off SR-1520, Old Graham Road, Center Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #5983
3. Letter dated August 24, 2006 from Nicolas P. Robinson, Attorney, regarding access feasibility to the properties of Alston, Harris, Holt and Lutterloh as required by sketch design approval.
4. Final plat titled “The Parks at Meadowview, Phase One ‘A’”, prepared by Absolute Land Surveying and Mapping, P. C., dated August 14, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS: See major subdivision application and final plat for background information, i.e. zoning, road surface, water system, sewer system, and flood. A copy of the sketch design notes for “Meadowview” can be found on the Planning Department web page for year 2005.

Previous Board actions are as follows:

May 16, 2005: Board of County Commissioner sketch design approval of “Meadowview”, consisting of 715 lots.

May 15, 2006: Board of County Commissioner approval of 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.*

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary and final review and approval based on Section 3. 1 B (1) of the Subdivision Regulations which states in part “When either forty (40) percent of the total cost of improvements have been completed or when a statement of record for the subdivision has been filed in accordance with the federal Interstate Land Sales Full Disclosure Act and when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval.” Please review language in entire section. A financial guarantee in the form of a Performance Bond for 100% of the infrastructure construction for Phase 1A has been reviewed and approved by the county attorney. Agency reviews as required at preliminary approval have been received as follows:

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

NCDWQ	Buck Mountain Service Area Wastewater Treatment and Reclaimed Water Utilization System (plant)	April 26, 2006
NCDWQ	Pressure Sewer Extension	August 18, 2006
NCDENR	Water Supply System Authorization to Construct	August 21, 2006
CHATHAM COUNTY	Erosion Control Permit	June 19, 2006
NCDOT	Commercial Driveway Permit	August 3, 2006
NCDOT	Encroachment Agreement 12" DIP Water Main Tap	August 3, 2006
NCDOT	Encroachment Agreement Widening for left and right turn lanes SR-1520	August 3, 2006
U.S. ARMY CORPS OF ENGINEERS	Section 404-Creek crossing permit	May 10, 2006
NCDWQ	401 Water Quality Certification	May 23, 2006

Copies of the above listed permits can be found at the county web site at www.co.chatham.nc.us - Planning page – Rezoning and Subdivision Cases – 2006 – The Parks at Meadowview.

Staff has received a letter from Aqua North Carolina, Inc. / Heater Utilities stating the utility will serve the project with potable water from the Town of Pittsboro Water system and that wastewater collection and treatment will be provided at the Buck Mountain Water Reclamation Facility.

Attachment # 3, addresses condition # 1 of the sketch design approval. Per letter dated August 24, 2006 from Nick Robinson, Attorney, access to the Harris Tract has been designated as was required in the revision to Meadowview approved by the County Commissioners on May 15, 2006. A copy of the Access Easement Agreement can be found in Deed Book 1269, Page 631 and a copy is on file with the Planning Department. The Alston Property appears to be a landlocked tract. Per Mr. Robinson, a connection from Phase 1-A to Alston is not a good location due to topography. As stated in his letter, a more feasible location will be pursued in future phases. Condition # 2 of sketch design approval stated "The water system shall be developed to meet the standards specified for the Chapel Ridge Subdivision". This condition has been deleted per a resolution to the Chatham County Water Policy adopted by the Board of County Commissioners in August, 2006. Condition # 3 has been satisfied. Condition # 4 will be addressed at a later date.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The Chatham County Emergency Operations Office has approved the following road names for Phase One 'A': *The Parks Drive, Botanical Way, Parkside Drive, Pinwheel Drive, Holiday Drive, and Dusty Arbor Lane.*

Staff recommends the following be added to the mylar copy of the final plat: Label as 'public' that portion of roadway to be approved by and constructed to the North Carolina Department of Transportation standards; a note regarding maintenance responsibility of the private roadways; sight triangles at the intersections of 'Botanical Way' and 'The Parks Drive' and 'The Parks Drive' and Old Graham Road; state road number (SR-1520) of Old Graham Road.

RECOMMENDATION: The Planning Department recommends granting approval of the road names *The Parks Drive, Botanical Way, Parkside Drive, Pinwheel Drive, Holiday Drive, and Dusty Arbor Lane* and granting preliminary and final approval of "The Parks at Meadowview, Phase One 'A'" with the following condition:

1. The following shall be added to the mylar copy of the final plat: Label as 'public' that portion of roadway (entrance roadway from Hwy 87 shown on the cover sheet) to be approved by and constructed to the North Carolina Department of Transportation standards; a note regarding maintenance responsibility of the private roadways; sight triangles at the intersections of 'Botanical Way' and 'The Parks Drive' and 'The Parks Drive' and Old Graham Road; state road number (SR-1520) of Old Graham Road.