

CHATHAM COUNTY BOARD OF COMMISSIONERS AGENDA ABSTRACT

MEETING DATE:

10-15-07

PART A

Subject:	Request by Community Properties, Inc on behalf of Chatham Partners, LLC and Roanoke Investments, LLC for subdivision final plat approval of " The Estates at Laurel Ridge, Phase 1A " (fka Creekside Subdivision), consisting of 18 lots on 94 acres, located off SR-1520, Old Graham Road, Hadley Township.		
Action Requested:	See Recommendations.		
Attachments: Submitted By:	 The following may be viewed on the Planning Department website at <u>www.chathamnc.org</u> under Planning, Rezoning & Subdivision Cases, 2007. Major subdivision application Cover letter from Nicolas P. Robinson, Attorney, dated September 7, 2007 E-mail from Mark P. Ashness, EE Group, dated September 24, 2007 regarding lot density Final plat titled "The Estates at Laurel Ridge, Phase 1A", dated August 1, 2007. 		
Keith Megginson, Planning Director Date			
County Manager Review:		This abstract requir ⊠County Attorney	es review by:
Charlie Horne, County Manager		☑Finance Officer ☐Budget Officer	Date Reviewed

PART B

Re: "The Estates at Laurel Ridge, Phase 1A" Introduction / Background / Previous Board Actions:

Zoning:RA-5Water System:Private / Aqua North CarolinaWatershed:WSIV-Protected AreaSewer System:Private / Aqua North CarolinaSubject to 100 year flood plain:Yes, see plat

The Board of County Commissioners granted preliminary plat approval on November 20, 2006 for 'Creekside', consisting of 30 lots on 162 acres. Due to a name duplication, the name has been changed to 'The Estates at Laurel Ridge'. A copy of staff preliminary notes can be viewed on the Planning Department web site at <u>www.chathamnc.org</u> – Departments and Programs, Planning, Rezoning and Subdivision Cases, 2006, Creekside.

Issues for Further Discussion and Analysis:

The developer is requesting final approval on a portion, 18 lots on 94 acres, of the above referenced preliminary approval. The RA-5 zoning district requires a 3 acre minimum / 5 acre average lot size. Phase 1 meets the minimum lot size requirement with a current average of 4.9. The overall average of the subdivision will meet the five (5) acre average. See attachment # 3. It has been standard practice in the past to allow a subdivision to phase their final plat submittals with the overall average requirement being met at the final phase.

A financial guarantee request has been submitted for the completion of the infrastructure approval of the form. Per Michael V Zaccardo, PE, CE Group, Inc improvements completed to date are approximately 60 percent complete. The improvements remaining to be completed include: Public roadway clearing, grading, street construction, storm drainage/erosion control, sanitary sewer (on-site), sanitary sewer (off-site), water (on-site) and Old Graham Road turn Section 3.1B. (1) of the Subdivision Regulations states that, "When either forty (40) lanes. 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." See Section 3.1 B (1) for entire language. The roadway, Brook Green Lane has been graded and graveled, so lots are accessible to emergency vehicles. The Aqua North Carolina water system is available for fire service protection; therefore, water availability is not an issue in consideration of whether the public health/safety will be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Re: "The Estates at Laurel Ridge, Phase 1A" Issues for Further Discussion and Analysis – con't

There is floodable area along Dry Creek as shown on the final plat. A fifty foot (per side / 100 foot total) water hazard setback/ vegetative stream buffer is also shown along both Dry Creek and the other unnamed creeks shown on the map. Information from the Chatham County GIS systems shows these streams to be perennial. A wetland channel is also shown, but not buffered, within Lots 3, 4, and 5. Wetland areas are not required to be buffered.

Note F on the plat incorrectly states that the roads are private. The Mylar copy of the plat will be changed to state that the roads are public.

Note S on the plat should state that the flood information was taken from FEMA maps dated February 2, 2007. The Mylar copy of the plat will be changed to state the correct FEMA flood map date.

There were two conditions of preliminary plat approval as follows:

- 1. The subdivision name "Creekside" shall be changed to a name which does not duplicate an existing subdivision/road, etc name on the final plat. *This condition has been met.*
- 2. The pump station lot shall be numbered and labeled as to its intended use on the final plat. *This condition has been met. See Lot UA-1 on the final plat.*

Recommendation: <u>The plat displays the necessary information and meets the requirements</u> <u>of the Subdivision Regulations with the final approvals of other agencies.</u> The Planning Department and Planning Board (by a unanimous vote) recommend granting final plat approval with the following conditions:

- 1. Note F on the Mylar copy of the plat be changed to state that the roads are public.
- 2. Note S on the Mylar copy of the plat be changed to state that the flood information is taken from FEMA panels dated February 2, 2007.
- 3. The final plat not be recorded until the county approved financial guarantee is executed.