



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
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:

The following may be viewed on the Planning Department website at www.chathamnc.org under Planning, Rezoning & Subdivision Cases, 2007.

1. Major subdivision application
2. Cover letter from Nicolas P. Robinson, Attorney, dated September 7, 2007
3. E-mail from Mark P. Ashness, EE Group, dated September 24, 2007 regarding lot density
4. Final plat titled “The Estates at Laurel Ridge, Phase 1A”, dated August 1, 2007.

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

**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: *The plat displays the necessary information and meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* 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.