

PLANNING & ZONING REVIEW NOTES

III. B. 2.

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**SUBJECT:** Request by Roanoke Investments, LLC for subdivision final plat approval of “**The Bluffs, Phase 1A**”, consisting of 12 lots on 54 acres, located off SR-1520, Old Graham Road, Hadley Township.

**ACTION REQUESTED:** See Recommendation

**ATTACHMENTS:** The following may be viewed on the Planning Department website at [www.chathamnc.org](http://www.chathamnc.org) under Planning, Rezoning & Subdivision Cases, 2007.

1. Major subdivision application.
2. Memorandum from Jacquelyn Wallace, Urban Wildlife Biologist, NC Wildlife Resources Commission, dated October 23, 2007.
3. Final plat titled “The Bluffs, Phase 1A”, prepared by Absolute Land Surveying and Mapping, P. C., and dated October 12, 2007.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

Zoning: RA-5 \* Water System: Aqua North Carolina  
Watershed: WSIV-PA \* Sewerage System: Aqua North Carolina  
Within 100 year flood plain: Yes, see final plat

\*Aqua North Carolina, a utility company licensed by the North Carolina Utilities Commission will provide potable water and wastewater will be treated at the Buck Mountain Wastewater Treatment Plant in Chapel Ridge.

Previous Board Actions:

*May 15, 2006:* The Board of County Commissioners approved sketch design, consisting of 112 lots on 597 acres. A copy of the sketch design submittal and agenda notes can be found on the county web site at [www.co.chathamnc.org](http://www.co.chathamnc.org) - Planning-Rezoning and Subdivision Cases – 2006 – The Bluffs, sketch.

*November 20, 2006:* The Board of County Commissioners approved a preliminary design for Phase 1, consisting of 36 lots on 180 acres. A copy of the preliminary design submittal for Phase 1 and agenda notes can be found on the county web site at [www.co.chathamnc.org](http://www.co.chathamnc.org) - Planning-Rezoning and Subdivision Cases – 2006 – The Bluffs, Ph 1, preliminary.

***Re: The Bluffs, Phase 1A***

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS** – con't

“The Bluffs” subdivision will maintain a 3 acre minimum / 5 acre average lot size as required by the RA-5 zoning district and the Chatham County Private Road Standards. Phase 1A will not meet this average as a single phase, but will contribute to the overall average of the entire subdivision. All lots will maintain a three (3) acre minimum. A note was placed on the preliminary plat stating *“The overall average lot size for the entirely completed subdivision shall be a minimum of 5.0 acres. Phase 1 (shown on this Plat) does not meet the minimum 5.0 average lot size as a single phase but will contribute toward the fully completed average.”* A similar note will be placed on the final plat for Phase 1A.

**ISSUES FOR FURTHER DISCUSSION ANALYSIS:** The developer is requesting final approval for The Bluffs, Phase 1A, consisting of 12 lots, which is a portion of The Bluffs, Phase 1, consisting of 36 lots as approved by the County Commissioners on November 20, 2006. The developer is requesting final plat approval with a financial guarantee for the completion of required infrastructure. Certification of cost for completion of the balance of the infrastructure has been submitted by Michael V. Zaccardo, PE, CE Group. Per the certification, 60% (percent) of the infrastructure work has been completed to date. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” The roadways serving these lots have been graded, and graveled so the lots are accessible to emergency vehicles and water is provided by Aqua, North Carolina for fire protection. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Attachment # 2 is a memorandum from Jacquelyn Wallace, Urban Wildlife Biologist, NC Wildlife Resources Commission, dated October 23 regarding the development of the subject property. Staff has provided these comments for information, although, at the time of final plat review, it is too late for the developer to incorporate the comments into the design of the project after the infrastructure has been permitted and partially built.

The following additions will be made to the Mylar copy of the final plat:

- Addition to Note E to read “The rear yard setback may vary depending upon home site locations as follows: Adjacent to buffer zone / conservation easement: 50 feet”.
- A note shall be added specifying the maintenance responsibility of the private roads.
- A note shall be added regarding lots meeting the required minimum and average lot sizes.

**RECOMMENDATION:** The Planning Department recommends granting final approval of “The Bluffs, Phase 1A” with the following conditions:

1. The following additions shall be made to the Mylar copy of the final plat:

- Addition to Note E to read “The rear yard setback may vary depending upon home site locations as follows: Adjacent to buffer zone / conservation easement: 50 feet”.
- A note shall be added specifying the maintenance responsibility of the private roads.
- A note shall be added regarding lots meeting the required minimum and average lot sizes.