



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
2-19-07

PART A

Subject:

Request by Harrison Pond, LLC for subdivision preliminary approval of **“Harrison Pond”**, consisting of 42 lots on 74 acres, located off S. R. 1532, River Forest Road, Baldwin Township.

Action Requested:

See Recommendations.

Attachments:

1. Major subdivision application.
2. Arc View map, parcel 1907.
3. E-mail from Jane Pyle, Chatham County Historical Association and response from Nick Robinson, Attorney.
4. Copy of minutes dated June 19, 2006, from sketch design approval.
5. Preliminary plat titled “Harrison Pond”, prepared by CE Group, Inc., dated January 10, 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

PART B

Re: Harrison Pond

Introduction / Background / Previous Board Actions:

See major subdivision application and preliminary design map for background.

June 19, 2006: The Board of County Commissioners approved sketch design for 42 lots.

Issues for Further Discussion and Analysis:

The developer is requesting preliminary design approval for 42 lots. The property has a split zoning, RA-40 and RA-5 and a split watershed district, WSIV-PA and River Corridor. See preliminary map. Since the majority of the property is zoned RA-40, Lots 23, 24, 25, and 26, which are partially in the RA-5 zoning district, are considered part of the RA-40 zoning district and exceed the minimum lot size requirement of 40,000 square feet.

Agency reviews, as required by the Chatham County Subdivision Regulations, have been received as follows:

NCDENR Public Water Supply Section	Authorization to Construct Water System	December. 22, 2006
NCDOT	Road Plan Approval	January 11, 2007
NCDOT	Commercial Driveway Permit	October 30, 2006
CHATHAM COUNTY	Erosion Control Permit	January 12, 2007

Copies of the above permits can be found on the Planning Department web site at www.co.chatham.nc.us - Planning – Rezoning and Subdivision Cases – 2007 – Harrison Pond, Preliminary.

The developer has notified Dr. Ann Y. Hart, Superintendent, Chatham County Schools, of the proposed development. A copy of the letter, dated January 11, 2007 can be viewed on the Planning Department web site.

A historical structure, the Pace house, is located on the subject property. The developer is working with the Chatham County Historical Association to provide an opportunity for the Association to dismantle and salvage historical materials from the structure prior to land disturbing activity beginning on the property. Attachment # 3, an e-mail from Jane Pyle, outlines the progress made to date. The developer has advised the Association that the date for completion has been extended from January 31st to February 15th.

The Chatham County Emergency Operations Office has approved the road names “*Harrison Pond Drive*”, “*Milton Court*”, and “*Sweet Pine Circle*”.

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Issues for Further Discussion and Analysis – con't

The property has two small creeks that require 50-foot wide water hazard buffers. These buffers are shown on the preliminary plan. All lots have a minimum of 40,000 square feet of useable area outside stream buffers and public road right-of-ways. A wetland and stream evaluation has been provided by Robin Maycock Little, Licensed Soil Scientist. A copy of this report can be found on the Planning Department web site. This report, states that the outlet channel for the pond shown within Lot # 42, pond B, "will be protected as a storm water outlet for the pond with a vegetated buffer 50 feet from ordinary high water level of the stream and pond." The preliminary map does not show this buffer along the outlet channel. Per the engineer, this channel / stream does not show as a stream on the USGS Topo map, therefore, does not require a buffer. The site is not within the 100-year flood plain. The preliminary plan has designated two areas as open space. These areas will be owned and maintained by a homeowners association.

Attachment # 4 is a copy of the minutes from the County Commission meeting of June 19, 2006 regarding sketch design approval and conditions of approval. Status of conditions is as follows:

1. Satisfied.
2. Utility easement to H. H. Mann property has been provided. Roy Lowder, Public Works Utility Director, has reviewed the project and requested a utility easement to the adjoining Hawfields Subdivision for possible future extension of county water lines. Mark Ashness, CE Group, has stated that a 20-foot wide utility easement will be provided through the open space located between Lots 22 and 23 and shown on the final plat.
3. A note will be placed on the final plat stating that all lots fronting on SR-1532, River Forest Road, shall be accessed from the interior roadway and shall not have driveway access onto SR-1532.
4. Shall be met.

County water is available and will be utilized. Permits have been received for installation of water lines, as stated above. Lots will have individual wastewater systems. Thomas Boyce, Chatham County Soil Specialist, has reviewed the soils report and map and found the information adequate for preliminary review. A copy of these reports can be found on the Planning Department web site under Harrison Pond, Preliminary. Prior to final plat review and approval, the Chatham County Environmental Health Department will do a lot by lot evaluation to determine if suitable soils are available for a wastewater system and will issue a septic improvement permit for each lot based on the evaluation.

During the Planning Board meeting, an adjacent property owner across SR-1532, Julia Cleaver, addressed the Board regarding sidewalk access from the subject property to the adjacent school property. Ms. Cleaver stated that due to traffic along SR-1532, it was not possible for children to walk safely to school and requested that the developers of Harrison Pond provide a sidewalk within the development to the school property. Mark Ashness, PE, CE Group, stated that SR-1532 was a shoulder and ditch type road, that the NCDOT would not allow private sidewalks within their right-of-way, and that the topography of the land would make it difficult to provide paved sidewalks. Nick Robinson, attorney for the applicant, stated that he had addressed this issue with school officials during the sketch design review and gotten the impression that the school officials did not want an access to be provided from the subject property to the school property due to safety reasons. Mr. Robinson, stated that he would revisit this issue with the

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school officials and if they requested the connectivity, that he thought that the developer would be willing to provide an unpaved walking trail to the common boundary of the two properties but that the school system would have to provide the balance of the trail from the property line to the school itself. Mr. Robinson stated that he would address this prior to submitting for the final plat review.

Recommendation: The Planning Department and Planning Board recommend granting approval of the road names “Harrison Pond Drive”, “Milton Court”, and “Sweet Pine Circle” and granting subdivision preliminary plat approval with the following conditions:

1. The final plat shall include a 20-foot wide utility easement to the adjoining Hawfields subdivision for future possible extension of the county water line.
2. A note shall be placed on the final plat stating that all lots fronting on SR-1532, River Forest Road, shall be accessed from the interior roadway and shall not have driveway access onto SR-1532.