

PLANNING & ZONING REVIEW NOTES

IX. E.

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**SUBJECT:** Request by Chatham Landholdings, LLC for sketch design approval of “**Terrell’s Ridge Subdivision**”, consisting of 106 lots, on 206 acres, located off SR-1540, Jones Ferry Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView Map, parcel’s 75479, 1432, 1375, and 1179
3. Information from Tom Dunnigan, Chatham Landholdings, LLC regarding community septic & community well systems
4. Soil Scientist report and map, prepared by S&EC, dated December 21, 2006.
5. Sketch design map, prepared by The John R. McAdams, Co, Inc, dated February 9, 2007

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

See major subdivision application and sketch design map for background information. The property is zoned RA-40 and is within a WSIV-Protected Area watershed. The developer sent letters and maps to the adjacent property owners in advance of the required county notice in order to provide advance notice of the proposed project and to ask for comments.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval for 106 lots on 206 acres. The lots will be accessed by a public, state maintained roadway off SR-1540, Jones Ferry Road. The developer has stated that he hopes to provide in the future an additional access off White Cross Road, SR-1541. If this access can be provided the roadway will have to cross a section of Terrell’s Creek that is subject to the 100 year flood plain. Per the Chatham County Flood Damage Prevention Ordinance, “public or private roads and bridges serving more than three (3) subdivision lots shall have a travel way a minimum height of three (3) feet above the base flood elevation.” Dedication of public right-of-way to the adjoining properties of Ripperton – 20 acres, Chandler – 72 acres, and Durham – 24 acres has been provided as shown on the sketch plan. The Durham property extends into Orange County for a total acreage of approximately 300 acres. Mr. Durham has expressed concern to staff regarding the location of the proposed dedication of right-of-way and would like his engineer to evaluate this location prior to preliminary plat submittal with possible relocation of the access point.

Per information provided by the developer, potable water for each lot will be provided by a community water supply system consisting of two wells, at grade storage tank and supporting pumps and filters. This system must be approved and permitted and monitored through the North Carolina Department of Environment & Natural Resources / Public Water Supply Branch. The community water system would be managed by a private utility company. Per the Chatham County Subdivision Regulations, lots which have public water or a community well as a source of water may have a minimum lot

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**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS**

size of 40,000 square feet. One well exists on the property which yields approximately 55 gallons per minute. A second well will be drilled. If the second well does not produce sufficient yield, the developer has stated that he has an agreement to purchase an existing well from the adjacent property owner, Gloria Ripperton, which produces 65 gallons per minute. Ms. Ripperton would then be provided rights to use the well. See attachment # 3. Mr. Walter Durham, adjacent property owner has questioned the placement of the water tank next to his property.

Per the developer, approximately 36 of the lots will have on-site, individual wastewater systems. The other 70 lots are proposed to be served by five (5) community subsurface drip infiltration systems. These type systems require both Chatham County Health Department, Environmental Health Division and NCDENR approval. The system is monitored by Chatham County Environmental Health. The community wastewater system areas will be owned and maintained by the homeowners association. See attachment #3. The soil scientist report, attachment # 4 has been reviewed by Thomas Boyce, Chatham County Soil Specialist and found to be adequate for sketch design review.

The property has several creeks crossing the property which have been buffered with the required 50 foot wide (both sides of creek) water hazard buffer. The developer has had Monte Matthews, US Army Corps of Engineers visit the property for a preliminary review. Additional reviews and a creek crossing permit may be required prior to preliminary submittal. The western boundary of the property is Terrell's Creek which has areas subject to the 100 year flood plain. As shown on the sketch plan, the 50 foot water hazard buffer has also been provided along Terrell's Creek and the flood plain extends outside the water hazard area along most of the creek. Per the Chatham County Watershed Protection Ordinance, Section 304 (C), stream buffers are to remain in natural undisturbed vegetation in order to avoid a loss of effectiveness in protecting streams except for a few exceptions. All lots are proposed to outside the 50 foot water hazard area and the 100 year flood plain. These areas will be owned and maintained by the homeowners association.

The developer has been in touch with Jane Pyle, Chatham County Historical Association regarding the property. Per an e-mail from Ms. Pyle, she sees no evidence of earlier occupation and has no record of a cemetery on any of the tracts. Staff sends locations of all new proposed subdivisions to Delores Hall, North Carolina Office of State Archaeology for review and comments regarding recommendations on further investigations or survey of archeological sites. Ms. Hall did not recommend any additional review of this project.

Subdivision of land is a three step process. As the developer progresses to the preliminary and final steps of the development procedure, other agencies, i.e. Chatham County Public Works, NCDENR, Chatham County Erosion Control, Chatham County Environmental Health, and NCDOT will be required to review the property and its features. The plan as submitted meets the Subdivision Regulations requirements for a sketch design.

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**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of "Terrell's Ridge Subdivision" with the following condition:

1. The location of the dedication of right-of-way to the Walter Durham property be agreeable to Mr. Durham and his engineer and shown on the preliminary and final plats.