

PLANNING & ZONING REVIEW NOTES

VI. A.

SUBJECT: Request by Bynum Ridge, LLC on behalf of Chatham Partners, LLC and Roanoke Investments, LLC for subdivision preliminary approval of “**The Parks at Meadowview, Phase 5**”, consisting of 155 lots on 155 acres, located off SR-1520, Old Graham Road, Center Township.

ATTACHMENTS:

1. Major subdivision application.
2. Minutes dated May 15, 2006 for “Revision to Parks at Meadowview”.
3. Letter from Paul G. Joyce, Assistant Superintendent, Chatham County Schools dated July 17, 2007.
4. Memorandum from Jacquelyn Presley Wallace, Urban Biologist, NC WRC, dated July 18, 2007.
5. ArcView map, parcel #5985.
6. Preliminary plat titled “The Parks At Meadowview – Phase Five”, prepared by Absolute Land Surveying

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS: See major subdivision application and preliminary plat for background information, i.e., road surface, water system, sewer system, and flood.

Previous Board actions are as follows:

May 16, 2005: Board of County Commissioner sketch design approval of “Meadowview”, consisting of 715 lots.

March 20, 2006: Board of County Commissioner approval of *a revision to reduce the number of lots to 600, change roadways from public to private, redesign the lot layout, and change the name to “The Parks at Meadowview”.*

May 15, 2006: Board of County Commissioner approval of a revision to “The Parks at Meadowview” Planned Unit Development to *add approximately 155 acres (Harris Tract) to the PUD and to increase the total number of residential units by 139 to a total for the entire PUD of 739.*

September 18, 2006: Board of County Commissioner subdivision final plat approval of Phase One-A, consisting of 97 lots.

November 20, 2006: Board of County Commissioner subdivision final plat approval of Phase One-B, consisting of 72 lots.

Re: The Parks at Meadowview, Phase 5

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary plat approval of Phase Five. Other agency approvals as required by the Chatham County Subdivision Regulations for preliminary plat review have been received as follows:

NCDWQ	Modification / Phase 5 Pressure Sewer Extension	June 28, 2007
CHATHAM COUNTY	Erosion Control Permit	May 24, 2007
U.S. ARMY CORPS OF ENGINEERS	Creek Crossing Permit	* Submitted June 5, 2007
NCDWQ	401 Water Quality Certification	June 8, 2007
NCDWQ	Authorization to Construct Water System	April 11, 2007

Copies of the above referenced permits can be viewed on the Planning Department web site.

Staff has received a letter from Aqua North Carolina, Inc. / Heater Utilities stating the utility has adequate capacity to serve the project for both water and sewer services. Wastewater collection and treatment will be provided at the Buck Mountain Water Reclamation Facility. A copy of the letter can be viewed on the Planning Department web site. Staff has received an e-mail from Chatham County Public Works verifying that plans have been reviewed and approved for the hydraulic modeling, system pressure, and fire hydrant placement as required by the Chatham County Water Policy.

Staff meets monthly (and/or receives written comments) with Jacqueline Presley Wallace, Urban Wildlife Biologist, with the North Carolina Wildlife Resource Commission to review projects submitted for subdivision development. Ms. Presley sends her comments on the projects she thinks warrant additional protection beyond the county's current requirements. See attachment # 4 for Mrs. Wallace's comments regarding The Parks at Meadowview, Phase Five. These comments are incorporated into the staff notes for Board review; however, current ordinances and regulations do not allow for the requirement of increased stream buffering. The developer can voluntarily agree to provide additional buffers if he chooses. The developer has provided wider buffers as stated below along the perennial streams.

As shown on the preliminary plat perennial and intermittent streams as shown on the USGS Topo map have been buffered. The perennial streams have been buffered with a 100 foot water hazard setback / vegetative stream buffer measured from the bank of the stream landward on both sides for a total of 200 feet. This is twice the required buffer for perennial streams located within a WSIV-Protected Area watershed district. The intermittent streams have a 50 foot water hazard setback / vegetative stream buffer on both sides of the stream. There is some portion of the property within the 100 year flood plain as shown on the preliminary plat. All lots are located outside of the stream buffers and floodable areas.

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ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Open space areas, including stream buffers and floodable areas, as indicated on the preliminary map, are to be maintained by the developer, until such time as they are turned over to the property owners association. See Note # U on the preliminary plat.

Nick Robinson, Attorney, has contacted Dr. Ann Hart, Superintendent of Chatham County Schools regarding the roadways within the proposed development. A copy of Mr. Robinson's letter can be viewed on the Planning Department web site. Attachment # 3 is a letter from Paul G. Joyce, Assistant Superintendent regarding the development. The Chatham County Subdivision Regulations refers to review by the Chatham County School Superintendent in two sections. See Section 4.4B (10) and 6.5 (A) 1.

The Chatham County Emergency Operations Office has approved the road names 'Botanical Way', 'Oakcrest Court', 'Brooks Creek Trail', 'Sugarberry Lane', 'Old Fort Drive', 'Walking Trail Lane', 'Wild Woods Trail South' and 'Wild Woods Trail North'.

Phase 5 will follow the development schedule approved by the Board of County Commissioners on May 15, 2006 which was included in the revisions to the sketch design approval for the Meadowview Planned Unit Development.

A condition of sketch design approval stated "Prior to submittal of the preliminary plat for review, the feasibility of access to the adjoining property of John D. and Stephen Lambeth, 131 acres west of the Harris tract shall be evaluated." The developer has provided a 50 foot wide private dedication of right of way to the Lambeth property. Other conditions of sketch design approval have been or will be met as the project progresses. See attachment # 2 for list of conditions.

RECOMMENDATION: The plat displays the necessary information and meets the requirements of the Subdivision Regulations with other agency approvals. The Planning Department recommends granting approval of the road names as listed above and granting preliminary plat approval as submitted.