



**CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
AGENDA ABSTRACT**

**ITEM NUMBER:**  
**MEETING DATE:**  
9-17-07

**PART A**

**Subject:** Request by Harrison Pond, LLC for subdivision final plat approval of **“Harrison Pond, LLC”**, consisting of 42 lots on 74 acres, located off SR-1532, River Forest Road, Baldwin Township.

**Action Requested:** See Recommendations.

**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. Cover letter from Nicolas P. Robinson, Attorney at Law, dated August 10, 2007.
3. ArcView map, parcel #1907.
4. Conditions of preliminary plat approval from County Commissioner minutes dated February 19, 2007.
5. E-mail from Nick Robinson, dated August 22, 2007 regarding trail to school site.
6. Final plat titled “Harrison Pond”, prepared by Van R. Finch, Land Surveys, P. A., dated August 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



**Re: Harrison Pond**

**Issues for Further Discussion and Analysis – con't**

Cleaver stated that she had been in contact with members of the School Board and that they did have interest in having an interconnecting trail from the subdivision to the school. Mrs. Cleaver explained that the trail on the school property would be built with private funds, i.e. grants, donations, etc. She stated that she would have a letter from the School Board stating their interest in the project and their permission for the trail to be located on school property. Mr. Robinson stated that the developer would show the portion of trail that would be located on the subdivision property, as shown on attachment # 5, on the final Mylar copy of the plat prior to recordation. He further stated that the developer would build its portion of the trail in conjunction with the construction of the portion on the school property.

Open space areas will be owned and maintained by the homeowners association.

**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 (with a unanimous vote) recommend granting subdivision final plat approval of “Harrison Pond” with the following conditions:

1. A 20 foot wide undisturbed buffer (10 feet on both sides) shall be provided along the drainage area shown within Lot 42.
2. The words “Open Space” shall be removed from the “Utility Easement and dedication of public right-of- way for possible future road extension” to the property of Mrs. H. H. Mann.
3. The walking trail connection to the Chatham County School property shall be shown on the final plat map (Mylar copy) prior to recordation.