

PLANNING & ZONING REVIEW NOTES

III. B. 2.

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 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.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning:	RA-40	Water System:	Public / Chatham County
Watershed:	WSIV-Protected Area	Sewer System:	Private
Subject to 100 year flood plain: No			

The subject property received subdivision preliminary plat approval from the Board of County Commissioners for 42 lots on 74 acres on February 19, 2007 with three (3) conditions. See attachment # 3. A copy of staff sketch and preliminary notes can be viewed on the Planning Department web site at www.chathamnc.org – Departments and Programs, Planning, Rezoning and Subdivision Cases, 2006 and 2007, Harrison Pond.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:

The developer is requesting subdivision final plat approval of “Harrison Pond” consisting 42 lots to be accessed by a public, state maintained roadway. County water is available. A financial guarantee for the completion of the infrastructure has been submitted with certification of cost submitted by Mark P. Ashness, CE Group. 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. County water is available to the subdivision so water for fire service is not an issue in consideration of whether the public health/safety will be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Re: Harrison Pond, LLC

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

All three (3) conditions of preliminary plat approval have been met. Thomas Boyce, Chatham County Soil Specialist, has approved all 42 lots for individual on-site sewerage treatment systems.

The mylar copy of the final plat will be slightly changed to show a 20 foot wide undisturbed buffer (10 feet on both sides) along the drainage area shown within Lot 42 and the words “Open Space” will be removed from the utility easement and dedication of public road right-of-way for possible future road extension to the property of Mrs. H. H. Mann.

During review of the preliminary plat, the issue of connectivity (i.e. trail or sidewalk) to the adjoining elementary school property owned by Chatham County Board of Education was discussed. Mr. Robinson stated that he had addressed this issue with school officials earlier in the process, and that they did not seem to have any interest in developing a joint trail system. He also stated that he would revisit this issue with school officials to see if they were interested in the connectivity and that if they were, 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 has stated to staff that he did contact school officials again, but that they did not respond. See attachment # 5. Mrs. Julia Cleaver, property owner across SR-1532 from the proposed development has contacted staff stating that this issue is not resolved and requests additional discussion about the issue at the Planning Board meeting.

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 recommends 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.