

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT: Request by The Parks at Meadowview, LLC for subdivision preliminary and final plat approval of **“The Parks at Meadowview, Phase 2A”**, consisting of 61 lots on 34 acres, located off SR-1520, Old Graham Road, Center 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 5983
4. E-mail from Joe Faulkner regarding stormwater management plan.
5. Final plat titled “The Parks At Meadowview”, prepared by Absolute Land Surveying and Mapping, dated April 23, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: Unzoned Water System: Aqua North Carolina
Watershed: WSIV-Protected Area Sewer System: Aqua North Carolina
Within 100 yr flood plain: No / Not within Phase 2A

A copy of the sketch design notes for “Meadowview” can be found on the Planning Department web page for year 2005. Previous Board actions are as follows:

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

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 on 145 acres.

November 20, 2006: Board of County Commissioner subdivision final plat approval of Phase One –B, consisting of 72 lots on 110 acres.

Re: "The Parks at Meadowview, Phase 2A"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary and final review and approval of Phase Two 'A' based on Section 3. 1 B (1) of the Subdivision Regulations which states in part "When either forty (40) percent of the total cost of improvements have been completed or when a statement of record for the subdivision has been filed in accordance with the Federal Interstate Land Sales Full Disclosure Act and when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval." Please review language in entire section. A financial guarantee in the form of a Performance Bond for 100% of the infrastructure construction for Phase Two 'A' has been submitted for review and approval by the county attorney. Joe Faulkner, RLA, CE Group has submitted an Engineer's Opinion of Probable Construction Costs. Agency reviews as required at preliminary approval have been received as follows:

NCDWQ	Pressure Sewer Extension Modification	June 12, 2007
CHATHAM COUNTY	Erosion Control Permit Phase 2	April 25, 2007
NCDENR Public Water Supply Section	Authorization to Construct Water System	March 13, 2007

Staff has received a letter from Aqua North Carolina, Inc. / Heater Utilities stating "Aqua North Carolina has adequate water and sewer capacity available to serve and will provide service to the anticipated population of Phase 2 of The Parks at Meadowview".

Per a letter dated August 7, 2007, from Nicolas P. Robinson to Dr. Ann Y. Hart, Chatham County Schools, plans of the development with a request for any comments regarding the roadways was forwarded to the school system.

Copies of the above referenced permits / letters can be found on the Planning Department web site at www.chathamnc.org under Planning, Rezoning & Subdivision Cases, 2007.

The Chatham County Emergency Operations Office has approved the road names *Parkway Drive* and *Misty Glen Lane*.

Lots are served by a private road to be designed to meet N.C. Division of Highways' standards for subdivision roads.

There were four conditions of sketch design approval as follows:

1. Prior to submittal of the preliminary plat for review, the feasibility of access to the properties of Alston, Harris, Holt and Lutterloh shall be evaluated. *Lots within Phase Two 'A' are all interior to the subdivision, therefore, this condition does not apply to this phase.*

Re: "The Parks at Meadowview, Phase 2A"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

2. Due to the possibility that Chatham County may add this subdivision to its distribution system, the development must exceed Heater Utilities specifications and meet Chatham County's specifications as required in Chapel Ridge regarding the materials used in water main materials and installation. *This condition has been deleted per a resolution to the Chatham County Water Policy adopted by the Board of County Commissioners in August, 2006. Resolution #2006-41.*
3. Detailed stormwater plans shall be provided and approved by the County prior to preliminary approval. *The engineered stormwater plans were submitted to the County Planning staff on April 6, 2007. Said plans were forwarded to the County Public Works Director. The County does not enforce stormwater regulations but relies on the consulting engineer's certification of the plans. See attachment # 4.*
4. Any required environmental monitoring reports shall be provided to the local County office of the Health Department. *This condition will be complied with as the project continues.*

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 approval of the road names Parkway Drive and Misty Glen Lane and granting preliminary and final approval of "The Parks at Meadowview, Phase 2A" as submitted.