

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by John Coffey on behalf of Coffey Grounds of Chapel Hill, Inc. for subdivision final plat approval of “**Horizon Subdivision – Phase One**”, consisting of 38 lots on 59 acres, Baldwin Township.

ACTION REQUESTED: See Recommendation.

ATTACHMENTS:

1. Major subdivision application.
2. Final plat titled “Horizon, Phase One”, prepared by Van R. Finch, Land Surveys, P. A., dated July 11, 2008.

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: No

The Board of County Commissioners approved the preliminary plat on October 15, 2007 consisting of 62 lots on 103 acres. There were two conditions of preliminary plat approval as follows:

1. No work is to commence in the Phase II area until the required erosion control modifications have been met and approved by Chatham County Erosion Control.
2. A determination shall be made in regard to a joint entrance between Horizon Subdivision and Buck Branch property owners and shown on the final plat with legal documentation provided regarding the abandonment of that specific portion of the easement.

Condition # 1 has been met. The developer received the Erosion Control Permit for Phase II on November 9, 2007 and approval for Phase I earlier.

Condition # 2 will be met in a future phase and is not applicable for this phase.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval for Phase One with a financial guarantee for the completion of the public roadway, water lines, and erosion control measures. Per the engineer, John Harris, Phase I of the project is 60% complete. The roadway currently has not been graveled but staff has been notified by the developer that the roadway will be graveled prior to the plat being recorded and that the roadway may be paved by that time. Section 3.1 B (1) of the Subdivision Regulations states in part “When either forty (40) percent of the total cost of improvements have been completedand 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.” Staff thinks this final plat qualifies for a financial guarantee.

Re: Horizon Subdivision

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Terri Ritter, Chatham County Environmental Health Specialist, has informed staff that all lots in Phase One have approved septic and repair areas. Ms. Ritter stated that she will have all the permits issued by the August 5, 2008 Planning Board meeting.

County water is available and will be utilized.

RECOMMENDATION: *The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department recommends granting final plat approval of “Horizon, Phase One” with the following conditions:

1. The final plat shall not be recorded until staff has received verification from the engineer regarding the placement of the gravel to assure the health and/or safety of the public.
2. The final plat shall not be recorded until staff has received and approved the financial guarantee.