

PLANNING & ZONING REVIEW NOTES

V. A. Preliminary Plat Approval

Below are the notes from August 5, 2008 Planning Board meeting:

SUBJECT: Request by The Parks at Meadowview, LLC for subdivision preliminary plat approval of “**The Parks at Meadowview, Phase 2**”, consisting of 182 lots on 173 acres, located off Old Graham Road, S. R. 1520, Center Township.

ACTION REQUESTED: See Recommendation

ATTACHMENTS:

1. Major subdivision application.
2. Preliminary plat titled “The Parks at Meadowview, Phase 2”, prepared by CE Group, dated July 11, 2008.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

Zoning: RA-40 Water System: Aqua North Carolina
Watershed: WSIV-Protected Area Sewer System: Aqua North Carolina
Within 100 yr flood plain: No / Not within Phase 2

The Parks at Meadowview was approved in 2005 and is subject to the 1994 Watershed Protection Ordinance requirements. At the time of initial approval the property was located in an unzoned portion of Chatham County. The property is now zoned RA-40. The project was approved as a Planned Unit Development to allow for clustering of lots to include lots ranging in size from 5000 square feet to 40,000 square feet allowing for approximately 475 acres total of open space / 60% of the total acreage. The open space is to include meadows, amenities and natural buffer zones for wildlife habitats. The development is located south of the Chapel Ridge development and is property that had been managed for timber production in the past. The project is proposed to have two entrances, one on NC 87 that will require turn lanes and one off SR-1520, Old Graham Road. Approvals for the turn lane(s), public road section (from Hwy 87 N. to the round-a-bout in Chapel Ridge) and the commercial driveway permits have been issued by NCDOT in the previous approvals listed below.

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.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS – con’t

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

September 24, 2007: Board of County Commissioner subdivision preliminary and final plat approval of Phase 2A, consisting of 61 lots on 34 acres. The developer has not recorded this final plat at this time and is including Phase 2A in this submittal. A condition of approval of Phase 2A by the Board of County Commissioners was “Any required environmental monitoring report shall be provided to the local County office of the Health Department and to the Environmental Review Board.”

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS The developer is requesting preliminary plat approval for Phase 2 consisting of 182 lots on 173 acres. Lots are to be accessed internally by private roads to be built to the NCDOT standards. The shared entrance off Hwy 87 N. for Chapel Ridge and The Parks at Meadowview will be constructed to public; state maintained standards up to the clubhouse round-a-bout in Chapel Ridge. Note # 15 on the Phase 2 preliminary plat incorrectly states “All roads to be *public* and built to NCDOT standards and specifications. This note will be changed on the final plat to read “All roads to be *private* and built to NCDOT standards and specifications”. Other agency reviews and approvals as required for preliminary plat review have been received as follows:

NCDWQ	Pressure Sewer Extension	June 12, 2007
NCDENR	Authorization to Construct Water Main Extension	March 13, 2007
CHATHAM COUNTY	Erosion Control Letter of Approval	April 25, 2007

The above permits may be viewed on the Planning Department web site at www.chathamnc.org, then click on Departments and Programs, Planning, Rezoning and Subdivision Cases, 2008, The Parks at Meadowview, Phase 2. The internal water and sewer systems are private and are provided by Aqua North Carolina. Wastewater is treated at the Buck Mountain Wastewater Treatment Plant to a tertiary level and effluent will be discharged by a spray irrigation system on both the Chapel Ridge golf course and meadows within Meadowview residential community. On July 31, 2007 Michael S. Harwood, P. E., with Aqua North Carolina, stated that “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.

The Chatham County Emergency Operations Office has approved the road names ‘Parkway Drive’, ‘Adventure Lane’, ‘Discovery Drive’, ‘Pine Straw Place’, ‘Eagles Nest Loop’, ‘Grassy Knoll Court’, and ‘Misty Glen Lane’.

Stream buffers within a WS-IV-Protected Area under the 1994 Watershed Protection Ordinance were required to be a minimum of 50 feet in width measured from the top of bank landward, however, the developer has provided a 100-foot stream buffer per side, measured from the top of the bank landward, along streams shown on the US Geological Survey as intermittent or perennial.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS - con't

Nick Robinson, attorney for the developer, notified Mr. Robert Logan, Superintendent of Chatham County Schools, on July 11, 2008 of the development proposal and requested any comments regarding the roadways. Staff has not received any comments.

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 are all interior to the subdivision; therefore, this condition does not apply to this phase.*
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. Per Joe Faulkner, RLA, CE Group, Inc., the stormwater devices are designed to capture the first 1" of rainfall rather than 0.5" as currently required by the Subdivision Regulations.*
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 required approvals of other agencies* The Planning Department recommends granting approval of the road names 'Parkway Drive', 'Adventure Lane', 'Discovery Drive', 'Pine Straw Place', 'Eagles Nest Loop', 'Grassy Knoll Court', and 'Misty Glen Lane' and recommends granting preliminary plat approval with the following conditions:

1. Verify with NCDOT the width and length required for 'public drainage easements'.
2. Any required environmental monitoring report shall be provided to the local County office of the Health Department **and to the Environmental Review Board.**