

PLANNING & ZONING REVIEW NOTES

V. B.

---

**SUBJECT:** Request by John W. Coffey, President, Coffey Grounds, Inc. for a revision to the existing development schedule for **Horizon Subdivision** to change the phasing schedule and to allow a one (1) year extension of final plat submittal dates for Phase Two and Phase Three.

**ACTION REQUESTED:** See Recommendation.

**ATTACHMENTS:** The following may be viewed on the Planning Department website at [www.chathamnc.org](http://www.chathamnc.org), Department and Programs, Zoning and Subdivision Cases, 2009, Horizon Subdivision revision request.

1. Request letter from John W. Coffey, President, Coffey Grounds, Inc., dated January 7, 2009.
2. Original development schedule, dated August 25, 2006.
3. Letter from Lunday A. Riggsbee, Attorney-at-Law, dated January 8, 2009.
4. E-mail from Jeff Kleaveland dated January 22, 2009.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

Zoning: R-1 Water System: Chatham County  
Watershed: WSIV-Protected Area Sewer System: Private  
Subject to 100 year flood: No

Horizon Subdivision received sketch design approval along with approval of the development schedule (attachment 2) from the Board of County Commissioners on September 18, 2006 for 66 lots on 103 acres. Preliminary plat approval for 62 lots was received October 15, 2007. 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. *This condition has been met.*
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.

Phase One of Horizon Subdivision, consisting of 38 lots, received final plat approval on August 18, 2008.

*Re: Horizon Subdivision*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:**

John Coffey, developer, is requesting a revision to the approved development schedule to reduce the number of phases from four (4) to three (3) and to extend the final plat deadline for each phase by one year. Maps showing the proposed phases have been provided by the developer and can be viewed on the Planning Department website. The requested revision will extend the Phase 2 final plat deadline from May, 2009 to May, 2010 and the Phase 3 final plat deadline to May, 2011. *Per the developer and his attorney, the reason for the request is to provide necessary time for the developer to finalize the closing of the Buck Branch Road entrance.* See attachments #'s 1 and 3. The developer has met with the Buck Branch property owners several times prior to and since preliminary plat approval. Per John Coffey, developer and Jeff Kleavland, Buck Branch property owner, the meetings have been positive and progress is being made toward reaching an agreement. See attachment # 4. Lunday Riggsbee has drafted an agreement for the property owners to review and sign. The Buck Branch property owners would like for their attorney to review the agreement prior to signature. The developer has concern that this review and subsequent signature by affected Buck Branch property owners may require additional time beyond the current development schedule.

Work completed to date within Phase One includes roadway construction to NCDOT standards and installation of county water lines.

The request for revision to the development schedule seems reasonable to allow additional time for the developer to accomplish condition # 2 of preliminary plat approval.

**RECOMMENDATION:** The Planning Department recommends granting the request for a revision to the existing development schedule for Horizon Subdivision to reduce the number of phases from four (4) to three (3) and to change the phasing schedule to allow a one (1) year extension of final plat submittal dates for Phase Two and Phase Three. Phase Two to be extended to May, 2010 and Phase Three to be extended to May 2011.