



## Chatham County Planning Board Agenda Notes

Date: April 5, 2011

Agenda Item: VI. A.

Attachment #: 1

☒ Subdivision

☐ Conditional Use Permit

☐ Rezoning Request

☐ Other: \_\_\_\_\_

<b>Subject:</b>	Request by George J. Retschle, P. E., Ballentine and Associates on behalf of Jim Hodgins and Sheryl-Mar for final plat approval of Fieldstone, Phase 1, consisting of 14 lots, on 23.79 acres, located off Mann's Chapel Road, S. R. 1532, Baldwin Township.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<p>The following may be viewed on the Planning Department website at <a href="http://www.chathamnc.org">www.chathamnc.org</a> under Planning, Rezoning &amp; Subdivision Cases, 2011.</p> <ol style="list-style-type: none"><li>1. Major Subdivision Application</li><li>2. E-mail from George J. Retschle, P. E. dated March 24, 2011</li><li>3. Final plat titled "Fieldstone Subdivision" prepared by Ballentine and Associates, P. A., dated 02/09/2011.</li></ol>

### **Introduction & Background**

The Board of County Commissioners approved a sketch design on August 20, 2007 consisting of 27 lots on 43 acres. Preliminary plat approval for the 27 lots was received from the Board of County Commissioners on October 15, 2007. The Permit Extension Act of 2009 as amended in 2010 extended the final plat submission date for Fieldstone to April 15, 2014. The application for final plat approval of Phase One states a total acreage of 83 acres which includes the 20 acres shown as Tract 1, 'Reserved by Owner' and the 20.42 acres on the east side of the creek shown as 'reserved for future development'. See sheet one of the plat submittal. Minimum lot size proposed is 40,000 square feet with an average lot size of 65,589 square feet (1.59 acre). The property is zoned R-1, is located in Baldwin Township in a WS-IV Watershed District, has county water available, and will utilize individual on-site septic systems and repair areas. The minimum lot size allowed is 40,000 square feet. **The request is being reviewed under the Subdivision Regulations, prior to 2008.**

## Discussion & Analysis

The request before the Board is for final plat approval of Fieldstone, Phase One, consisting of 14 lots. The final plat is submitted along with a financial guarantee for completion of removal of sediment devices and stabilization and the installation of signage as required by NCDOT. The Subdivision Regulations states in Section 3.1 (B) "When either forty (40) percent of the total cost of improvements have been completed.....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". The engineer has provided a cost estimate letter stating that the water line installation has been completed and that the roadway has been constructed to the NCDOT standards. Chatham County Public Utilities Department has certified that the water line installation is complete and acceptable to the county. The engineer has stated that the project is approximately 96% complete. Although the roadway is constructed to the NCDOT standards, the As-Built letter from NCDOT cannot be obtained until the signage is installed. Per the engineer, the signage will be installed prior to final plat approval by the Board of County Commissioners and the As-Built letter from NCDOT will be furnished. Once the signage is installed, the engineer will present an updated cost estimate to reduce the amount of the financial guarantee to only cover the erosion control items. The county attorney will review and approve the form of the financial guarantee prior to recording of the final plat. Staff recommends that the plat not be recorded until the As-Built letter from NCDOT has been provided.

The engineer has stated that no historical structures, fences, and/or cemeteries are located in Phase One.

Leonard McBryde, Chatham County Utilities Director has requested that a public utility easement be added to the plat to accommodate any county water lines, water meters, or fire hydrants that might be located outside of the public road right-of-way. The developer has agreed to add the easement and will show a public utility easement on the mylar copy of the final plat. The 5' private easement running along the roadway will be removed. There were some additional changes requested by staff. Mr. Retschle, engineer, has addressed the changes as stated in attachment # 2. The changes will be made on the mylar copy.

As shown on the plat, a 25 foot undisturbed buffer easement per a private agreement between the developer and Persimmon Hill Homeowners Association, will be maintained on those lots abutting Persimmon Hill property owners.

## **Recommendation** *The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.*

The Planning Department recommends granting approval of the acceptance of the financial guarantee and granting approval of the final plat of Fieldstone, Phase One with the following conditions:

1. The plat not be recorded until staff has received an updated Cost Opinion letter from the engineer and the As-Built letter from NCDOT regarding construction of the public road.
2. The plat not be recorded until the county attorney has reviewed and approved the form of the financial guarantee and the contract.