



## Agenda Abstract

Department: Planning

Authorizing Signature: \_\_\_\_\_

Submitting Official: Jason Sullivan, Planning Director

Meeting Date:	December 17, 2012
Subject:	Request by Gilda Ehrenfeld on behalf of Entrust Carolinas LLC FBO Gilda Ehrenfeld for preliminary and final plat approval of Governors Village, Parcel "D", consisting of one (1) non-residential lot of 3.97 acres, located off S. R. 1847, Moring Drive in Williams Township.
Action Requested:	See Recommendations
Attachments: (List Individually)	<ol style="list-style-type: none"><li>1. Request letter, dated October 11, 2012, from Mark Ashness, PE, CE Group, Inc.</li><li>2. Major Subdivision Application.</li><li>3. Summary of Impervious Coverage Allowance &amp; Stormwater Quality.</li><li>4. Governor's Village Parcel "D", Site/Utility Plan, prepared by CE Group, Inc., dated October 11, 2012.</li><li>5. Governor's Village Parcel "D" Landscape Plan, prepared by CE Group, dated October 11, 2012.</li><li>6. Final Plat for Governor's Village Parcel "D", prepared by R. S. Jones &amp; Associates, Inc., Land Surveyors, dated March 1, 2012.</li></ol>

Introduction & Background:	Governor's Club and Governor's Village is an existing Planned Unit Development. The approval includes residential uses and commercial uses and has been modified over the years. In 1995 the Board of County Commissioners approved a request by Governors Club Limited Partnership for revisions to the existing PUD which included additional residential, office and institutional, and business uses. A sketch plan showing the overall design of the mixed use area was included in the 1995 modification. The development proceeded in the following years, creating commercial lots, single family and townhouse lots along with private and public roadways and installation of county water lines. After initial development of the commercial area, several parcels were left undeveloped. In 2003 two of those parcels, 'C' & 'D' were labeled as "non-building" lots for the purpose of transferring ownership. In 2010, Parcel 'C' was approved by the Board as a non-residential lot and has been developed. A recent, 2012, modification to the PUD increased the
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<p>Discussion &amp; Analysis:</p>	<p>residential units allowed to 1981.</p> <p>This is a request to approval Parcel 'D', 3.97 acres, as a non-residential lot. The request is reviewed under the pre-2008 Subdivision Regulations which requires approval of the preliminary and final plat by the Board of County Commissioners. The subdivider must demonstrate the following:</p> <ul style="list-style-type: none"> <li>a. <u>A site arrangement that prevents undue interference with through traffic.</u> A site plan has been submitted, attachment 4, showing the proposed building placement, parking, and utilities. A more detailed site plan will be reviewed by staff prior to a building permit being issued. The parcel is accessed by existing state maintained roads, Governors Drive and Moring. No new roads are required for access. NCDOT has approved the commercial driveway entrance onto Moring, SR-1846.</li> <li>b. <u>An integrated parking area.</u> The site plan shows the parking areas. Staff will review the number of required parking spaces for the use(s) contemplated prior to issuance of the building permit</li> <li>c. <u>An insulation against any adverse effect on any present or future adjacent residences.</u> The area is currently a mixed use area of commercial and residential. A landscape plan, attachment 5, has been submitted. Prior to issuance of a building permit, the required landscaping, setbacks from property lines, lighting and signage will be reviewed by staff along with the Appearance Commission.</li> <li>d. <u>A parcel size sufficient in area to allow future expansion.</u> The site plan shows the future expansion of the parcel.</li> <li>e. <u>A plan that demonstrates that the first ½ inch of stormwater runoff will be managed on site, if more than six (6) percent of the lot area is covered with impervious surfaces such as buildings, parking, and drives.</u> Per Mark Ashness, PE, CE Group, Inc., "the stormwater runoff from this project is already accounted for at the existing Governors Village Pond approved by NC DWQ in 2006." Parcel 'D' was allocated 2.85 acres of impervious surface coverage under the impervious coverage allowed for Governor's Club/Governor's Village of 24% overall.</li> </ul> <p>The following permits have been submitted with the request as required for a preliminary plat review:</p> <p style="padding-left: 40px;">NCDOT Commercial Driveway Permit    August 30.    2012 (entrance off Moring)</p> <p style="padding-left: 40px;">NCDENR DWQ Stormwater Management Plan    July 5, 2006</p> <p>County water is available to the parcel as a service connection. There is no</p>
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	<p>new infrastructure, roads or water lines, necessary to develop Parcel 'D'. Aqua North Carolina will provide waste water utility services to the four (4) commercial buildings. Staff has received a letter from Rudy Shaw, Aqua North Carolina, dated October 10, 2012 stating that there is capacity at the existing WWTP to serve the buildings. Depending on the amount of disturbance, an Erosion Control and Sedimentation Permit may be required prior to issuance of a building permit and any land disturbance for construction of the buildings and any associated grading.</p> <p>The site plan states that there will be residential condominium units along with the commercial uses. The creation of condominium units is not regulated by the Subdivision Regulations.</p> <p><i>Chris Ehrenfeld, developer, and Mark Ashness, PE, CE Group, were present to answer questions from the Board. Mr. Ashness stated that Parcel 'D' is the last commercial lot to be developed in Governors's Village and that there were no concerns from the neighbors. No adjacent property owners or other neighbors attended the Planning Board meeting. He also stated that the same developers that developed Parcel 'C' will develop Parcel 'D'. Chris Ehrenfeld introduced himself to the Board and stated that the plans were to develop Parcel 'D' consistent with the development on Parcel 'C'.</i></p>
Budgetary Impact:	
Recommendation:	<p>The plat meets the requirements of the Subdivision Regulations. The Planning Department and Planning Board (by unanimous vote – 9 members present) recommend granting preliminary and final plat approval of Governors Village, Parcel "D" as submitted.</p>