



## Chatham County Planning Board Agenda Notes

**Date: August 6, 2013**

**Agenda Item: VII. 4**

**Attachment #: 1**

**Subdivision**

**Conditional Use Permit**

**Rezoning Request**

**Other:**

<b>Subject:</b>	Request by Nicolas P. Robinson, Attorney-at-Law on behalf of Swain Land & Timber, LLC, Chatham II, LLC, and Chatham Partners, LLC for a modification of plat deadlines and a unified development schedule for The Estates at Laurel Ridge, The Bluffs, Shively/Banner, The Glens, and Harris Subdivision to allow a unified development schedule to extend the final plat submittal deadline for each subdivision to June 30, 2020.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	1. Extension request letter including current and proposed development schedules, and a status summary, prepared by Nicholas P. Robinson, Attorney-at-Law, dated July 12, 2013.

<b>Introduction &amp; Background:</b>	
<b><u>The Estates at Laurel Ridge, Phase 2B: 12 lots pending final plat approval</u></b>	
<b>Zoning: R-5 / Water: Town of Pittsboro &amp; Aqua / Sewer: WWTP</b>	
Permit Extension Act of 2009 expiration date: December 31, 2013	
<b><u>The Bluffs –</u></b>	
<b>Zoning: R-5 / Water: Town of Pittsboro &amp; Aqua / Sewer: WWTP</b>	
Phase 1B: 8 lots pending final plat approval	
Permit Extension Act of 2009 preliminary plat expiration date: December 31, 2013	
Phase 2A: 10 lots pending final plat approval	
Permit Extension Act of 2009 preliminary plat expiration date: December 31, 2014	
Phase 2B: 7 lots pending final plat approval	
Permit Extension Act of 2009 preliminary plat expiration date: December 31, 2015	
Phase 3A: 28 lots pending preliminary plat approval	
Permit Extension Act of 2009 sketch plan expiration date: October 30, 2015	
Phase 3B: 50 lots pending preliminary plat approval	
Permit Extension Act of 2009 sketch plan expiration date: October 30, 2015	

**Shively Tracts 1, 2, and 3(Banner) –**

**Zoning: R-5 / Water: Town of Pittsboro & Aqua / Sewer: WWTP**

Phase 1: 12 lots pending preliminary plat approval

Permit Extension Act of 2009 sketch plan expiration date: October 31, 2015

Phase 2: 4 lots pending preliminary plat approval

Permit Extension Act of 2009 sketch plan expiration date: December 31, 2015

Phase 3 (Banner): 40 lots pending preliminary plat approval

Permit Extension Act of 2009 sketch plan expiration date: October 31, 2017

**The Glens: 109 lots pending final plat approval**

**Zoning: R1 / Water: Town of Pittsboro & Aqua / Sewer: WWTP**

Permit Extension Act of 2009 preliminary plat expiration date: August 31, 2015

**Harris Tract (portion of The Parks at Meadowview): 155 lots pending preliminary plat approval**

**Zoning: R1 with a CUP for a Planned Unit Development**

**Water: Town of Pittsboro & Aqua / Sewer: WWTP**

Permit Extension Act of 2009 sketch plan expiration date: December 21, 2020

The above projects are reviewed under the pre-December 2008 Subdivision Regulation. If the projects do not meet the expiration dates stated or receive an extension of time, the projects will expire and will then be subject to the current Subdivision Regulations.

**Discussion & Analysis:** The developer is seeking a modification of plat deadlines and a unified development schedule for The Estates at Laurel Ridge, The Bluffs, Shively/Banner, The Glens, and Harris Subdivision to allow a unified development schedule to extend the final plat submittal deadline for each subdivision to June 30, 2020. The developer is further requesting that the development schedule no longer establish a preliminary plat submittal deadline and instead establish a unified/global final plat deadline of June 20, 2020 as stated above. The developer would still be required to submit for preliminary plat review and approval from the Board of County Commissioners prior to any land disturbing activities for each project; however, there would not be a specified deadline for submittal(s). The developer will be required to submit valid permits from various agencies as required for a preliminary plat review and approval for each submittal.

Mr. Robinson has included an overall map showing the location of each project, a spreadsheet of the current development schedule, spreadsheet of the proposed development schedule, and a status summary of the various projects.

**Recommendation:** The Planning Department is not making a recommendation on the request as this is a policy decision to be made by the Board of County Commissioners.