

..TITLE

Request by Paul Smith on behalf of Vanguard Properties of The Carolinas, LLC for subdivision sketch, preliminary, and final plat approval of "Wastewater Pump Station Lot at The Parks at Meadowview, Phase 1B", consisting of one (1) lot on .16 acres, located off S. R. 1520, Old Graham Road and The Parks Drive, Hadley Township, parcel #61935.

..ABSTRACT

Action Requested:

Request by Paul Smith on behalf of Vanguard Properties of The Carolinas, LLC for subdivision sketch, preliminary, and final plat approval of "Wastewater Pump Station Lot at The Parks at Meadowview, Phase 1B", consisting of one (1) lot on .16 acres, located off S. R. 1520, Old Graham Road and The Parks Drive, Hadley Township, parcel #61935.

Introduction & Background:

The Parks at Meadowview is a Planned Unit Development approved in 2005 to allow for clustering of lots to include a range of lot sizes and open space. At the time of initial approval, the property was located in an unzoned portion of Chatham County. The property is now zoned R-1. The plan has been modified since 2005 and now consists of 739 residential lots on approximately 948 acres. Water is supplied by the Town of Pittsboro and the lots are served by a waste water treatment plant. Aqua owns and operates the water system and the WWTP. The entrance to the development off Hwy 87 North is to be a public, state maintained roadway up to the main cul-de-sac and then the roadways serving the lots will be private with private maintenance. The Parks at Meadowview is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinance.

Discussion & Analysis:

The request before the Board is for sketch, preliminary, and final plat approval of a non-residential lot of .16 acres for an existing WWTP pump station. The lot was not shown on the original sketch design, master plan. The pre-2008 Subdivision Regulations requires that lots platted for commercial purposes follow the major subdivision procedure with review by the Planning Board and approval by the Board of County Commissioners. There are no permits from other agencies required. The plat displays the necessary information.

The Technical Review Committee met on December 18th to review the request. There were no concerns or questions from staff. The request was reviewed at the January 7, 2014 Planning Board meeting. Mark Ashness, P. E., CE Group, was present to answer any questions from the Board. One question from the Board was regarding the use of

the adjoining property to the non-residential lot. Mr. Ashness stated that the lot abuts the private road and that the lot is currently surrounded by common area.

Recommendation:

The Planning Board by unanimous vote and Planning Department recommends granting sketch, preliminary, and final plat approval of “The Parks at Meadowview, Property of Vanguard Properties of the Carolinas” as submitted.