



Chatham County Planning Board Agenda Notes

Date: February 4, 2014

Agenda Item: VII. 1

Attachment #: 1-2

Subdivision

Conditional Use Permit

Rezoning Request

Other:

Subject:	Request by John Coffey on behalf of Coffey Grounds of Chapel Hill, Inc. for subdivision final plat review and approval of ' Horizon, Phase Two ', consisting of 7 lots on 13.58 acres, located off S. R. 1525, Hamlet Chapel Road, Baldwin Township, parcel #2040.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Final plat titled 'Horizon, Phase Two', dated January 9, 2014, prepared by Van R. Finch – Land Surveys, P. A.

Introduction & Background:		
Zoning: R-1		Water: Public, Chatham County
Sewer: Private, on-site		Watershed: WSIV-PA
Roads: Public NCDOT standards		Within 100 year flood: No
<p>Horizon Subdivision received sketch design approval by the Board of County Commissioners in September, 2006 and preliminary plat approval was received in October, 2007 for 62 lots. Phase One received final plat approval for 38 lots in August, 2008. The development is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinance. The sunset date for submittal of the final phase of Horizon is May 15, 2015.</p>		

Discussion & Analysis:
<p>This request is for final plat approval of Horizon, Phase Two, consisting of Lots 1 – 7. No financial guarantee is necessary as all required infrastructure has been completed to serve Phase Two and all erosion control measures have been completed. Septic permits have been received from Thomas Boyce, Chatham County Environmental Health Soil Specialist.</p> <p>As a condition of preliminary plat approval it was required that "A determination shall be</p>

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". Buck Branch is a large lot subdivision of mostly over 10 acre size lots served by a private easement. The request was for safety reasons as the public road in Horizon and this private easement intersect Hamlet Chapel Road approximately 100 feet apart. John Coffey, developer for Horizon, contacted the Buck Branch property owners to ask if they were agreeable to closing the entrance to Buck Branch and accessing their development through the Horizon Subdivision road. None of the property owners using Buck Branch road were agreeable. Staff has received several e-mails from the owners stating they would not sign a legal document to close their roadway entrance.

The plat meets the requirements of the Subdivision Regulations.

Recommendation:

The Planning Department recommends granting approval of the request for final plat approval of 'Horizon, Phase Two' as submitted.