

## **..TITLE**

Request by Dan Sullivan on behalf of Contentnea Creek Development Co. for subdivision final plat review and approval of '**Pennington at Jordan Lake**', consisting of 45 lots on 67.52 acres, located off Hwy 64 E, New Hope Township, parcel #17347.

## **..ABSTRACT**

### **Action Requested:**

Request by Dan Sullivan on behalf of Contentnea Creek Development Co. for subdivision final plat review and approval of '**Pennington at Jordan Lake**', consisting of 45 lots on 67.52 acres, located off Hwy 64 E, New Hope Township, parcel #17347

### **Introduction & Background:**

Zoning: R-1

Sewer: Private, on-site

Water System: Public / Chatham County

Watershed: WSIV-PA/Jordan Lake

Subject to 100 year flood: No

Sketch design for this subdivision formally known as 'The Gentry' was approved by the Board of County Commissioners on September 18, 2006 for 50 lots on 68 acres. The preliminary plat approved in 2007 was also for 50 lots. The subdivision is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinance.

### **Discussion & Analysis:**

This request is for final plat approval for 45 lots with a financial guarantee for the completion of the required infrastructure. i.e. water line installation, public road, erosion control. Based on a cost estimate letter dated January 6, 2014 from John W. Harris, P. E., the required infrastructure is 58% complete and the roadway is accessible to emergency vehicles. The roads are to be built to the NCDOT public road standards. Stub-outs have been provided to the adjacent properties of Gunn, parcel # 72034 and North Chatham Fire Department (formally Jeannie Dollar), parcel #17439 to provide for future development potential and extension of utilities. County water is available and will be utilized. A utility easement has been provided to the adjacent property of Doris E. Clark, parcel #63027, for possible future extension of the county water line.

The development is reviewed under the 1994 Watershed Regulations. Wetlands and ephemeral channels were not required to be buffered under the 1994 regulations; however, the developer volunteered to provide a 10 foot per side (20 foot total width)

private drainage easement along the wetland and ephemeral features found on the property. The private drainage easements are shown within lots 4 –6 and Lots 26 & 27.

Septic Improvement permits were issued in 2009 for all 45 lots by Chatham County Environmental Health. These permits will be valid until 2016 based on the Permit Extension Act of 2009. Several of the lots, #'s 12, 13, 14, 18, and 29 will have off-site septic areas, i.e. 18 & 18E. The off-site areas are considered a portion of the lot. See note on the plat regarding off site septic areas.

There were five (5) conditions of preliminary plat approval. Condition # 1 required the developer to place a note on the final plat regarding Hwy 64 being studied by NCDOT as a Strategic Highway Corridor. Language was provided by David Wasserman with NCDOT. See note on the plat. All other conditions have been met. Staff has requested that the final plat mylar be revised to change Note 11 to read “This property is zoned R-1” and to show the current adjoining property owners for two of the adjoining tracts.

The Technical Review Committee reviewed the request for final plat approval at their January 15, 2014 meeting. Staff had no concerns. The Planning Board reviewed the request at their February 4, 2014 meeting. John W. Harris, P. E. was present to represent the developer. No adjacent property owners were present. The Board discussed the Strategic Highway Corridor study and had questions regarding access to the subdivision if Hwy 64 did become a ‘super street’ and the current access was no longer available. The engineer stated that when and if that happened, that NCDOT would have to provide a service road for access and there may be additional access through an adjacent property. There were no other concerns.

The plat meets the requirements of the Subdivision Regulations.

**Recommendation:**

The Planning Board by unanimous vote and the Planning Department recommend granting final plat approval with a financial guarantee with the following conditions:

1. The plat not be recorded until the county attorney has approved the form of the financial guarantee and contract.
2. Note 11 be changed to read “This property is zoned R-1”.
3. The plat be revised to show the correct adjoining property owners.