



## Chatham County Planning Board Agenda Notes

Date: July 1, 2014

Agenda Item: VIII. 4

Attachment #: 1-3

- Subdivision**
                 
  **Conditional Use Permit**
                 
  **Rezoning Request**  
 **Other:**

<b>Subject:</b>	Request by KC2 Enterprises, LLC & I-3, LLC for subdivision First Plat review and approval of Carolina Crossings, consisting of 20 lots on 73.23 acres, located off Hwy 751, Williams Township, parcel #60710.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Major Subdivision Application</li> <li>2. Community Meeting Report Form</li> <li>3. First Plat titled "Carolina Crossings Subdivision", prepared by CE Group, Inc., dated May 15, 2014</li> </ol>

**Introduction & Background:**  
 Zoning: R-1  
 Water Source: Private wells  
 Septic: Private, on-site initial and repair systems  
 Watershed District: WSIV-PA/Jordan Lake Buffer Area  
 Within the 100 year Flood Plain: No

The subdivision process consists of four (4) main steps: Concept Plan, First Plat, Construction, and Final Plat review. The applicant has completed the Concept Plan review along with their community meeting. The property is within the joint Cary/Chatham planning area in the very low density designation. Planning staff has notified the Cary Planning Department of the proposed project.

**Discussion & Analysis :**  
 This request is for First Plat review and approval of Carolina Crossings Subdivision, consisting of 20 lots on 73.23 acres, located off Hwy 751. The Subdivision Regulations, Section 5.2 C (4) states "During a First Plat review, the first Planning Board meeting shall include a Public Hearing to receive comment on the proposed subdivision." Item (b) states "Following the Public Hearing, the Planning Board shall review the proposal, staff recommendation and public comments and indicate their recommendation for approval, disapproval or approval subject to modifications. If the Board recommends disapproval or

approval subject to modifications, the necessary reasons or modifications will be specified in the minutes of the meeting.” The Board has two (2) meetings to act on the proposal.

The roadway will be built to public, state road standards and the lots will be served by individual wells and septic systems. A soil scientist report prepared by David E. Meyer, L. S. S., Protocol Sampling Service, Inc. was submitted to Thomas Boyce, Chatham County Soil Specialist and Soil Scientist for review to verify that each lot will have adequate soil for either a county approved septic system and repair area or for a system approved by the NC Division of Water Quality. Mr. Boyce reviewed the report and stated that it was adequate. A copy of the soil scientist report can be viewed on the Planning Department webpage at [www.chathamnc.org/planning](http://www.chathamnc.org/planning) , then click on Rezoning and Subdivision Cases, 2014, Carolina Crossings.

The developer held a Community Meeting on March 10, 2014 at Martha’s Chapel Church with 12 people attending. The purpose of the community meeting is to receive input from the community on the project. See attachment # 2. The Subdivision Regulations states “The First Plat is the point at which the applicant submits the detailed proposal to the county for review and approval by the Planning Board and Board of Commissioners. Approval of the First Plat allows the applicant to complete the engineering necessary to receive all required permits and submit the Construction Plan to the Planning Department for approval.” The Technical Review Committee consisting of county staff met on April 16, 2014 to review the project. There were general questions about the project, but no concerns.

Due to the number of lots, the developer was required to provide General Environmental Documentation regarding the property to the Environmental Quality Department for review and approval. After review of the documentation, Natalie Landry, Environmental Quality Inspector, approved the report on June 4, 2014. She noted that “any Allowable uses and Allowable with Mitigation uses in the protected riparian buffers will require a Buffer Authorization from Chatham County. In Addition, all permits for wetland and stream impacts from NCDWR and the US Army Corps of Engineers will need to be obtained prior to receiving approval from Chatham County for a Grading Permit and Land Disturbing Permit.” A copy of the Documentation can be viewed on the Planning Department webpage.

An on-site riparian buffer review was conducted by Environmental Services, Inc. and a report of the findings was furnished to Natalie Landry, Chatham County Environmental Quality Inspector. Two perennial streams requiring a 100 foot, undisturbed buffer per side, 1 ephemeral feature requiring a 30 foot wide undisturbed buffer per side, and 4 wetlands requiring a 50 foot per side undisturbed buffer were identified. These features and their associated buffers are shown on the First Plat. Two stream crossings for the roadway will be required and Lot 20 will require a driveway access crossing. These crossings may require a Buffer Authorization from Chatham County and a Section 404/401 Permit for the proposed activity from the Division of Water Resources and the US Army Corp of engineers. If required, the Authorization and permits will be required to be furnished with the Construction Plan. One stormwater pond will be required and is shown on the First

Plat. A Stormwater Permit will be required to be submitted with the Construction Plan submittal.

The Chatham County Emergency Operations Office has approved the road name 'Carolina Crossings Drive' for submittal to the Board of County Commissioners for approval.

On June 17 staff and two Planning Board members visited the site. The site has been selectively timbered in the past and is currently wooded with pines and some hardwoods. There is an existing house and two outbuildings on the property that will be removed. The house was built in 1933 per tax records. The structures do not appear to be of historical significance. The developer has stated that to their knowledge, there are no cemeteries or other historical structures located on the property. The Chatham County Historical Association has been invited to visit the site to view the structures to determine if there is anything historically significant that can be removed or documented before the structures are demolished.

**Recommendation:**

The Planning Department recommends granting approval of the road name 'Carolina Crossings Drive' and recommends granting First Plat approval of Carolina Crossing as submitted.