

## **..TITLE**

Vote on a request by Mark Ashness, P. E., CE Group, on behalf of Polk-Sullivan, LLC for subdivision First Plat approval of Seaforth Landing, consisting of 45 lots on 107.85 acres located off SR 1941, Seaforth Road, New Hope Township, parcel #17487

## **..ABSTRACT**

### **Action Requested:**

Request by Mark Ashness, P. E., CE Group, on behalf of Polk-Sullivan, LLC for subdivision First Plat approval of Seaforth Landing, consisting of 45 lots on 107.85 acres located off SR 1941, Seaforth Road, New Hope Township, parcel #17487

### **Introduction & Background:**

Zoning: R-1

Water Source: Private Wells

Septic: Private, on-site and repair systems

Watershed District: Split WS-IVPA and Critical Area/ Jordan Lake Buffer Area

Within the 100 Year Flood Plain: No

Minimum lot size: 1.5 ac

Average lot size: 2.2 ac

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.

### **Discussion & Analysis:**

This request is for First Plat review and approval of Seaforth Landing Subdivision, consisting of 45 lots on 107.85 acres, located at the intersection of Seaforth Rd. and N. Pea Ridge Rd. Per the Subdivision Regulations, section 5.2 C(4), 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 that 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 Planning Board has two (2) meetings to act on the proposal. The approval of the First Plat by the Board of Commissioners serves as permission to begin acquiring permits according to the plans and as a basis for preparation of the construction plan. Approval of the construction plan and final plat is done by county staff unless staff deems there are significant changes from the approved First Plat.

### **Infrastructure:**

The roadways will be built to public, state road standards and the lots will be served by individual well and septic systems. A soil scientist report prepared by Polk Sullivan LLC on May 18, 2007 was reviewed and was deemed acceptable by Chatham County Lead Soil Scientist Thomas Boyce on June 5, 2015. The proposed road names for the developments: Seaforth Landing Drive, Pine Cone Loop and Lakes Edge Lane have all

been approved by Chatham County Emergency Operations. The developer has provided a 60' right of way for access to an existing home offsite. As required by stormwater regulations, three water quality ponds are proposed for the site.

#### Community Meeting:

The developer held a community meeting on March 10, 2015 at the offices of Bradshaw and Robinson, LLP in Pittsboro. The purpose of the meeting is to receive input from the community on the project (See attachment). Ten residents attended the meeting and a summary and response memo to the questions raised are included in the community meeting report.

#### Environmental Documentation:

Due to the number of lots, the developer was required to provide General Environmental Documentation regarding the property to the Environmental Quality Department. Stewart Pickens, Environmental Officer, reviewed the submitted information and approved the submittal June 5, 2015.

#### Riparian Buffers:

Stewart Pickens conducted an onsite review of riparian buffers with S&EC Consultants and concurred with their findings. One ephemeral stream origin was lengthened and the change is updated on the submitted first plat. Three stream segments, all containing a combination of ephemeral and intermittent channels, are identified and buffered appropriately on the plat. The applicants also received documentation from the US Army Corps of Engineers regarding a wetland determination. The site does contain a couple jurisdictional linear wetlands along the western periphery of the site and are situated within the riparian buffer area. The applicant proposes no stream crossings or wetland impacts.

#### Historical Review:

The applicant has corresponded with the Chatham County Historical Association and has provided confirmation through record review and site visits, that there are no historical features within the boundaries of the proposed project site. There is a cemetery to the northwest of the site, but is not within the project area.

Site Visit: Per Subdivision Regulation requirements, two site visits to the proposed development were arranged and attended by the developer. Board of Commissioners as well as the Planning Board were invited to attend the site meetings 6/16 and 6/17. Two Planning Board members attended the site visit 6/16 and no attendees were present 6/17. It was noted the property has been timbered repeatedly over time.

Other Items: Access to three lots owned by Benjamin Ferndon (parcels 17487, 17535, and 17533) is through the subject property and the developer is proposing an alternate access between lots 24 and 29 with a 60' right-of-way. The developer has indicated they have an on-going relationship with Mr. Ferndon and he is agreeable to the relocated driveway access.

Technical Review Committee: The project was reviewed by county staff 6/17 along with the applicant's engineer. No substantial comments or concerns were received.

The Planning Board reviewed the request on July 7, 2015. Darden Swain, Developer, was present along with Nick Robinson, Attorney-at-Law, and Mark Ashness, P. E., CE Group.

A Public Hearing was held on the request. Two people spoke, Leslie Booker and Barbara Moore. Ms. Booker asked if the WSIV-Critical Area Watershed district had any bearing on how the property can be developed; was concerned about the number of wells; and asked if county water could be extended to the property. Ms. Moore requested an updated map of the project.

Mark Ashness, P. E. addressed the water question and stated that on average wells are drilled to a depth of 400 feet which allows for a reservoir of water to be stored and that he was not aware of any plans by the county to extend county water to that area at this time. Ms. Booker was provided with an updated map of the project. Mr. Sullivan stated that the WSIV-CA Watershed District designation was no different for a residential lot than a WSIV-Protected Area which allowed a 40,000 square foot lot size, but for non-residential uses was more restrictive. The Public Hearing was adjourned and the Planning Board meeting resumed.

Mr. Robinson gave a brief summary of the project stating that the project area was 107 acres with 45 lots; was zoned R-1; was not designed to maximize the allowed density; would be under 24% impervious surface coverage; and meets the Subdivision Regulation requirements. The Planning Board discussed the request and had several questions. Mr. Lucier asked if there was any knowledge of the future development of the adjacent property owned by OWASA. Mr. Ashness stated that he was not aware of any current plans for development and that the lots proposed to be adjacent will be deep lots allowing homesites to be placed away from the common boundary line between the properties. Ms. Ford asked if there will be additional buffering along the boundaries of the property for residential structures and whether the driveways for the homes will be paved. Mr. Ashness stated that there will be protective covenants that may require additional setback distances beyond the Zoning Ordinance requirements and that the driveways will be paved. There were no further questions.

**Recommendation:**

The Planning Department and Planning Board by unanimous vote recommend approval of the road names "Seaforth Landing Drive, Pine Cone Loop and Lakes Edge Lane" and recommend granting First Plat approval of Seaforth Landing as submitted.