



Chatham County Planning Board Agenda Notes

Date: September 1, 2015

Agenda Item: VIII. 1

Attachment #: 1-3

Subdivision

Conditional Use Permit

Rezoning Request

Other:

Subject:	Request by Michael Poe, Complete Development, LLC, for a twenty-four (24) month extension of the preliminary plat approval for Cattail Creek Subdivision to extend the expiration date from November 15, 2015 to November 15, 2017 for the balance of the project consisting of 21 lots, located off S. R. 1506, White Smith Road, Hadley Township, Parcel #60065.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Request letter for Extension of Time of Preliminary Plat Expiration for Cattail Creek Subdivision, prepared by Michael Poe, Complete Development, LLC, dated July 30, 2015. 2. Permit certificate letter prepared by Samir W. Bahho, P. E., dated August 19, 2015. 3. Copy of Chatham County GIS map of Cattail Creek Subdivision.

Introduction & Background:	
Zoning District: Unzoned	Watershed District: WSIV-PA
Water Source: Private wells	Septic: on-site and off-site septic and repair areas
Acreage: 172 acres	Within 100 year flood plain: no
<p>A minor subdivision of 5 lots out of the 172 acres was approved by staff in 2004. The balance of the Cattail Creek Subdivision received sketch design approval from the Board of County Commissioners on November 15, 2004 for 76 lots. Preliminary plat approval was received June 20, 2005 for 72 lots. To date, 56 lots (including the 5 lot minor) have received final plat approval. Per the developer, 55 lots have homes constructed. The minimum lot size is 1.50 acres with an average lot size of approximately 2 acres. The Permit Extension Act of 2009 extended the preliminary plat expiration date to November 15, 2013. The developer received a twenty-four (24) month extension from the Board of County Commissioners to extend the expiration date from November 15, 2013 to November 15, 2015.</p> <p>This subdivision is reviewed under the pre-2008 Subdivision Regulations.</p>	

Discussion & Analysis

The developer, Michael Poe, Complete Development, LLC, is requesting a twenty-four month extension of the preliminary plat expiration date to extend the date from November 15, 2015 to November 15, 2017. If an extension is not granted, the preliminary plat will expire as stated on November 15, 2015 and any further development of the undeveloped portion of the project will be reviewed under the current Subdivision Regulation requirements.

There were several conditions of sketch and preliminary plat approvals which have been satisfied. As stated in the request letter, the subdivision has continued to be developed over the years, but, due to the economic slowdown and housing market decline in the Siler City area, the developer has not moved forward to develop the 21 remaining lots. The developer has stated that there are currently 55 homes constructed in Cattail Creek Subdivision with one lot remaining to be built on prior to commencing with development of the remaining 21 lots. There are no planned changes to the roadway layout. Required permits were obtained for the roadway crossing of Cattail Creek and that crossing has been made. There are no additional stream crossings. Samir W. Bahho, P.E., has certified in a letter to staff dated August 19, 2015 that the NCDOT road plan approval is still valid and will remain so as long as no changes are made to the road design; that the erosion control permit covering the 21 lots has expired; that the developer will be required to obtain a new erosion control permit prior to any land disturbing activity; and that NCDOT will have to approve the existing creek crossing prior to the developer commencing with road construction. As stated, the roadway serving all existing lots was built to the NCDOT public road standards. As of this date, the developer has not petitioned NCDOT for maintenance of the existing roads. Staff recommends that all renewed or new permits be submitted to staff prior to any land disturbing activities on the remaining 21 lots.

Recommendation

The Planning Department is not making a recommendation on the request as this is a policy decision to be made by the Board of County Commissioners. If the request for an extension is approved, the Planning Department requests that the developer provide staff with copies of any new or renewed permits.