



Chatham County Planning Board Agenda Notes

Date: January 5, 2016

Agenda Item: VII. 2.

Attachment #: 1-13

☒ Subdivision

☐ Conditional Use Permit

☐ Rezoning Request

☐ Other:

Subject:	Request by Sheryl-Mar Company, LLC for subdivision First Plat approval of Brookside at Fieldstone , consisting of 13 lots on 20 acres, located off Mann's Chapel Road, SR-1532 and Fieldstone Lane, Baldwin Township, parcel #80775.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none">1. Major Subdivision Application2. Vicinity Map3. Community Meeting Report4. NCDENR 401 Water Quality Certification5. U.S. Army Corps of Engineers 404 General Permit6. Soils Report and map dated October 20, 2013 by S&EC7. General Environmental Documentation8. Wetland Report dated July 29, 2015, prepared by S&EC9. Riparian Buffer Report dated October 7, 2015 by Stewart Pickens, Chatham County Environmental Quality Inspector10. Chatham County School notification11. Correspondence with Chatham County Historical Association12. Utility Plan13. First Plat with topo, titled "Brookside at Fieldstone", prepared by Ballentine Associates, PA, dated November 6, 2015, revised December 7, 2015.

Introduction & Background

Brookside at Fieldstone is to be considered a stand-alone subdivision but is accessed by the same roadway that serves Fieldstone Subdivision. Brookside at Fieldstone is reviewed under the current Subdivision Regulations. Fieldstone Subdivision received sketch plan approval in 2007 for 27 lots under the pre-2008 Subdivision Regulations. Phase One received final plat approval for 14 lots in 2011 and Phase Two received final plat approval for 13 lots in 2012.

Zoning:	R1
Watershed District:	WSIV-PA
Water Source:	Public, Chatham County
Septic:	On-site septic and repair areas
Floodable Area:	No
Minimum Lot Size:	0.918 acre
Average Lot Size:	1 acre

The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the Concept Plan review along with the community meeting.

Discussion & Analysis

This request is for First Plat review and approval of Brookside at Fieldstone, consisting of 13 lots on 20 acres located off Mann's Chapel Road, SR-1532 and Fieldstone Lane. A vicinity map showing the property location is included in this packet, attachment # 2. 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. The Planning Board has two (2) meetings to make a recommendation on the request.

Community Meeting: A community meeting was held on May 30, 2015 at the existing Fieldstone Lane cul-de-sac. The purpose of the meeting is to receive input from the community on the project. Five (5) people attended the meeting. A copy of the community meeting report is included in this packet, attachment #3. The only question raised was whether or not there would be a future road connection to the east. David Ballentine, Civil Designer, Ballentine Associates, P.A. was present to represent the developer. Mr. Ballentine stated that the roadway connection was shown based on Section 7.2 (3) of the Subdivision Regulations which requires connectivity to large tracts with future development potential; that the roadway is not being built at this time; and that the recording of the final plat will establish the dedication of public right-of-way for possible future use.

Roadway: The roadway serving the lots will be an extension of Fieldstone Lane and will be built as a public, state maintained road. The developer has indicated that the portion of Fieldstone Lane serving existing Fieldstone, Phase 2 is in the process of being accepted by NCDOT for maintenance. The road plan approval from NCDOT for the road extension will be provided with the Construction Plan submittal. The creek crossing was completed in 2009 and was permitted through NCDENR and the U.S. Army Corps of Engineers. See attachments # 4 & 5. Section 7.2 (3) of the Subdivision Regulations states "Where necessary to provide public street access to adjoining landlocked property or connectivity to large tracts with future development potential, proposed public streets shall be extended by dedication of right-of-way to the boundary of such property". The First Plat shows a dedication of public right-of-way to parcel #2612, owned by Twin Lakes

Golf Course, Inc. The proposed stub-out is situated such that connectivity to parcel #2612 is not feasible without the adjacent property, parcel #2613, also being developed. The developer indicated that the two parcels are currently owned by the same family, however, different ownership is indicated in the tax system. The right-of-way dedication is shown to the adjoining property, but the road will not be constructed with the development of Brookside at Fieldstone.

Access to Twin Lakes Golf Course is by a private easement off Willow Way, SR-1584. A portion of the paved easement encroaches onto the subject property at various locations along the back of the proposed lots. The developer has stated that he may provide an easement over the encroachment areas and will address this at the Planning Board meeting.

Road Names: The road name 'Fieldstone Lane' has been approved by the Emergency Operation Office to be extended to serve Brookside at Fieldstone. The lot numbers will be revised on the Construction Plan and Final Plat to Lot 1A, 2A, etc. to avoid confusion when septic permits and building permits are issued.

Septic: The lots will be served by individual on-site septic systems and repair areas. A soil scientist report and map was prepared by Soil & Environmental Consultants, PA, dated October 20, 2013. See attachment #6. The report discusses the general location of potentially useable soils for on-site subsurface wastewater disposal, but does not constitute or imply any approval or permit as needed by the client from the local health department. Thomas Boyce, Lead Chatham County Soil Scientist, has reviewed the report and stated that it is adequate.

Water: County water will be utilized. The Utility Plan, attachment #12, shows the proposed water line extension from Fieldstone Subdivision. A Water Plan Permit and Authorization to Construct will be provided with the Construction Plan submittal.

Stormwater and Erosion Control: One stormwater pond is proposed for the site. A Stormwater Permit will be obtained from Chatham County prior to submittal of the Construction Plan along with an Erosion and Sedimentation Control Permit.

Environmental Documentation: Section 6.2 A of the Subdivision Regulations states "Any proposed subdivision of forty-nine lots or less shall be required to submit Environmental Documentation to the County. The Environmental Documentation shall include the information required by the General Environmental Documentation Submittal Form developed by the Environmental Quality Department." Ballentine Associates, P.A. prepared the documentation, attachment #7, and forwarded to the Environmental Quality Department for review. Rachael Thorn, Lead Erosion and Sedimentation Control Officer, has reviewed the report and stated in an e-mail that it is complete. The attachment includes the General Environmental Document along with supplemental information as required unless already provided in the packet, i.e. wetland report. A full copy of the GED can be viewed on the Planning Department webpage at www.chathamnc.org/planning,

Rezoning and Subdivision Cases, 2015, Brookside at Fieldstone, General Environmental Documentation.

Riparian Buffers/Wetland/Common Area: A Wetland Delineation and Stream Evaluation was prepared by S&EC, dated July 29, 2015. See attachment # 8. Wetlands are present on the property and are located within the riparian buffers. An on-site riparian buffer review was conducted by Stewart Pickens, Chatham County Environmental Quality Inspector, on October 7, 2015. See attachment # 9. Riparian buffers of 50 feet to 100 feet per side have been shown along the stream. The area between the stream and the road right-of-way will be Common Area to be deeded to the Brookside at Fieldstone Homeowners Association.

School Notification: The developer has notified the Chatham County School system regarding the proposed development and provided a vicinity map and site plan. See attachment # 10.

Historical Review: There is a cabin located on the property which was built around 1850. The site plan shows the location of the cabin within Lots # 8/9. The cabin is to be deconstructed and relocated to a farm in Virginia by Blue Ridge Timberwrights, which specializes in working with reclaimed materials. The cabin will be rebuilt as close as possible to its current state in the new location. Members of the Chatham County Historical Association and Planning Staff were provided an on-site visit in 2012 to view the cabin and take pictures. Staff revisited the site during the site visit provided by the developer on December 8, 2015 and took additional pictures. See attachment # 11.

Site Visit: Per Subdivision Regulation requirements, two site visits to the proposed development are required. The site visits were held on December 8th and December 10th. Planning staff along with Jim Crawford, County Commissioner, attended the site visit on December 8th and walked the property with the developer's consultant, Dave Ballentine. Mr. Ballentine provided information on the road location and took staff to the cabin site. Caroline Siverson, Planning Board member and Diana Hales, County Commissioner attended the December 10th site visit. The site is wooded and has some substantial old trees that the developer has stated may have to be removed for safety reasons.

Technical Review Committee: The TRC met on December 15, 2015 for staff review of the First Plat. The developer, Jim Hodgin, along with Dave Ballentine, Civil Engineer, were present to answer questions and give an overview of the project. Staff discussed with the applicant: creek crossing previously completed, water connections/extensions, stub-out to adjacent property, riparian buffers, erosion control, road name, relocation of the cabin, etc.

It is planning staff opinion that the First Plat meets the requirements of the Subdivision Regulations.

Recommendation:

The Planning Department recommends granting extension of the road name 'Fieldstone Lane' and granting approval of the First Plat as submitted.