



Chatham County Planning Board Agenda Notes

Date: August 1, 2017

Agenda Item: VII-2 Attachment #: 3

- Subdivision
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	Request by Freehold Communities on behalf of F-L Legacy Owner, LLC for subdivision Preliminary Plat review and approval of The Legacy, Phase 4A2 , consisting of 43 lots on 8.56 acres, located off Big Woods Road, S. R. 1716, Williams and New Hope Townships, parcel #17378
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Conditional Use Permit Stipulation update 3. Preliminary Plat titled "The Legacy at Jordan Lake, Phase 4A2", dated June 20, 2017, prepared by CE Group.

Introduction & Background:	<p>Zoning: R-1 with Conditional Use Permit for a Planned Unit Development</p> <p>Watershed District: WSIV-Protected & Jordan Lake Buffer Area</p> <p>Water Source: public, Chatham County</p> <p>Sewer Source: private, waste water treatment plant</p> <p>Road type: private, paved</p> <p>Within the 100 year flood plain: No floodable area in Phase 4A2</p> <p>Reviewed: Under pre-2008 Subdivision Regulations</p> <p>The Legacy at Jordan Lake Subdivision was approved by the Board of County Commissioners on March 15, 2004 as a Planned Unit Development for a cluster development. Modifications were made to the plan in 2005 to add 50.6 acres and change the number of lots to 463. The project is approved for 463 lots on 626 acres with an amenity center. Phase One received final plat approval in December, 2005 for 105 lots. Phases Two and Three, consisting of 114 lots received preliminary / final plat approval in 2006 (54 lots in Phase Two and 60 lots in Phase Three). In 2011, the developer submitted a request to the Board of County Commissioners to relinquish the final plat approvals for Phases Two and Three (undeveloped); to recombine the 114 lots with the remaining</p>
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undeveloped portion of the property into one parcel of land containing 402 acres; and to allow Phases Two and Three to revert to their approved preliminary plat status as of November 20, 2006. The BOC approved the request on November 7, 2011. The Resolution Accepting The Voluntary Relinquishment of Final Plat Approvals of The Legacy at Jordan Lake, Phases Two and Three is recorded in Book 1593, Page 272. The recorded recombination plat can be viewed at Plat Slide 2011, Pages 199 & 200 and at Plat Slide 2012, Page 10. The Resolution stated that the recreation fees and the water availability fees previously paid by the developer would be retained by the county and credited toward any similar fees incurred by the developer in future submittals until December 31, 2015 or any later date required by an amendment to the Permit Extension Act. To date, 226 lots have been final platted with 156 occupied homes. The tennis courts and playground lot are completed and the clubhouse and pool are scheduled to be completed in Mid-August, 2017.

As part of a 2014 CUP revision, the final plat sunset date for all phases is December 31, 2020. The Phase 4A2 layout conforms to the revision to the CUP approved in 2014.

Discussion & Analysis:

Request: The request before the Board is for preliminary plat approval of Phase 4A2, consisting of 43 lots on 8.56 acres.

Roadways: Roadways within Phase 4A2 will be private, with a 50 foot wide right-of-way. The roadways will be paved to the NCDOT standards, but not reviewed and approved by NCDOT. The roads will be privately maintained.

Permits: Other agency permits as required for preliminary plat submittal have been received as follows:

Chatham County Soil and Erosion and Sedimentation Control Plan: January 5, 2015

NCDENR Water Main Extension: June 22, 2017

NCDENR Authorization to Construct: June 22, 2017

NCDENR Wastewater Collection System Extension Permit: January 29, 2015

Copies of the permits can be viewed on the Planning Department webpage at www.chathamnc.org/planning Rezoning and Subdivision Cases, 2017. This project predates the Chatham County Stormwater Ordinance. Per Mark Ashness, P. E., the project does have wet or dry stormwater controls at all release points handling the first ½” of impervious (with a 2-5 day drawdown).

Historical / Archeological: Per the engineer, there are no cemeteries or historical structures, i.e. buildings, chimneys, fences, etc, 50 years or older located in Phase 4A2.

Road Names: The road name shown on the preliminary plat, Twin Creeks Loop, should be Two Creeks Loop and will be changed on the final plat. The Emergency Operations Office has approved the road names *Two Creeks Loop and Stone Bridge Crossings* for submittal to the Board of Commissioners for approval.

Conditional Use Permit Stipulations: See attachment # 2.

Water Features: There are no water features located in Phase 4A2.

Fire Marshal Review: The Fire Marshal has reviewed the plans for Phase 4A2 regarding access for emergency vehicles and found the plans acceptable based on road widths. The development is a gated community and the fire department has been provided access if the gate is locked.

Technical Review Committee: The TRC met on July 12, 2017 to review the plans for Phase 4A2. It was noted that the final plat information should include a note regarding repair of the public water line and a note regarding maintenance responsibility of the private roads. There were no other concerns from staff.

The plat meets the requirements of the Subdivision Regulations for preliminary plat review.

Recommendation: The Planning Department recommends granting approval of the road names Two Creeks Loop and Stone Bridge Crossings and granting preliminary plat approval **The Legacy, Phase 4A2** with the following condition:

1. The road name 'Two Creeks Loop' be shown on the final plat.