



## Chatham County Planning Board Agenda Notes

**Date: January 7, 2020**

**Agenda Item: VII-1**

**Attachment #: 3**

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

<b>Subject:</b>	Request by Karelian Homes, Inc. for subdivision <b>Final Plat</b> review and approval of <b>The Lane at Cattail Creek</b> , consisting of 19 lots on 58.67 acres, located off Rebecca Lane, S. R. 2524, Hadley Township, parcel #60065
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Major Subdivision Application.</li> <li>2. Cover letter dated November 14, 2019.</li> <li>3. Final Plat titled "The Lane at Cattail Creek" dated November 13, 2019, prepared by Mauldin-Watkins Surveying, P.A.</li> </ol>

**Zoning District :** R-1  
**Watershed District:** WSIV-PA / Jordan Lake Buffer Area  
**Water Source:** Private wells  
**Septic:** On-site septic and repair areas  
**Subject to 100 year flood:** No floodable area  
**Reviewed:** Under pre-2008 Subdivision Regulations.

**General Information:**  
 This subdivision application is reviewed under the Pre-2008 Subdivision Regulations. Cattail Creek received Sketch Plan approval in 2004 for 76 lots and Preliminary Plat approval in 2005 for 72 lots. There are 21 lots remaining to be final platted. The preliminary plat for the remaining 21 lots received approval for a development schedule extension request by the Board of Commissioners on October 16, 2017.

Phase 1 received Final Plat approval of 6 lots in 2005, Phase 2 received Final Plat approval of 5 lots in 2006, Phase 3 received Final Plat approval of 6 lots in 2006, Phase 4 received Final Plat approval of 16 lots in 2006, and Phase 5 received Final Plat approval of 18 lots in 2007. The Permit Extension Act of 2009 extended the preliminary plat expiration date to November 15, 2013 and the previous developer, Complete Development, LLC, had requested and received three (3) additional extensions of the preliminary plat with expiration date of November 15, 2019. Complete Development, LLC sold the remaining acres of Cattail Creek to Karelian Homes, Inc. in December 2017.

The Planning Board has two (2) meetings to review and make a recommendation on the request.

**Discussion & Analysis:**

The request is for Final Plat approval of The Lane at Cattail Creek consisting of 19 lots on 58.67 acres with a financial guarantee for the completion of required infrastructure. Cattail Creek received preliminary plat review and approval by the Board of County Commissioners in 2005 for 72 lots. There was a decrease of two lots due to lack of soils for septic. The submittal includes a request for a financial guarantee for completion of the required infrastructure. Under the pre-2008 Subdivision Regulations, a project must have a minimum of 40% of the infrastructure completed prior to submittal of a final plat and the roads must be accessible to emergency vehicles. A cost estimate letter, dated November 11, 2019, has been provided by Donald L. Curry, Jr., P.E., Curry Engineering Group, PLLC stating that the required infrastructure is 44.84% complete. The cost letter may be updated prior to plat recordation if additional work has been completed. Staff recommends granting the request for a financial guarantee. Staff also recommends that the final plat not be recorded until the engineer has certified that the roadway providing access to the parcels are accessible to emergency vehicles and recommends that the final plat not be recorded until the county attorney has reviewed and approved the form of the contract and financial guarantee.

Per the approved preliminary plat, roadways are proposed to be public and state maintained roads. The Lane at Cattail Creek is located off Rebecca Lane. There is one public road Anneliis Lane.

An updated Soil Erosion and Sedimentation Control approval letter and revised NCDOT approval was provided.

Riparian buffer widths of 50 feet per side and a voluntary 50 feet buffer have been placed on the stream as shown on the plat. The voluntary buffer will not count against the usable lot area and septic systems can be located within it.

The Technical Review Committee met on December 18, 2019 to review the request. Staff discussed mail kiosk location, road name Anneliis Lane spelling and if Olivia Lane will be removed, labeling the buffers, what will be allowed in the 50' voluntary buffer, buffer calculations, providing consecutive numbers for the lots, and stub-outs being shown as dedicated rights-of-way. There were no other staff concerns.

**How does this relate to the Comprehensive Plan:**

Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. This property is located in an area identified as agriculture on the Future Land Use and Conservation Plan Map. The proposed project is agriculture and the description includes large-scale working farms, related processing facilities, supporting commercial and service uses, and single family homes. The Lane at Cattail Creek is

designed for single family homes with a minimum lot size of 1.5 acres and maximum of 5.09 acres. It should be noted that Plan Chatham is not intended to be used as a regulatory tool, but is a policy document. When reviewing subdivision applications the boards can use the plan as a tool to identify future regulatory changes.

**Recommendation:**

The Planning Department recommends granting final plat approval of “**The Lane at Cattail Creek**” and road name Anneliis Lane with the following conditions:

1. Prior to final plat recordation the county attorney shall approve the form of the contract and financial guarantee.
2. Prior to final plat recordation the engineer shall certify to the county that there is all weather access for emergency vehicles and the certification must be approved by the Fire Marshal.