

## **Chatham County Planning Board Agenda Notes**

**Date:** December 1, 2020

**Agenda Item:** VIII-1

**Attachment #:** 1. Major Subdivision Application  
2. Final Plat titled "Major Subdivision Laurel Ridge – Phase 1B Property of Laurel Ridge Development, Inc."

**Subdivision:** X

**Conditional Use Permit:**

**Rezoning Request:** Other:

**Subject:** A request by Mark Ashness, P.E., on behalf of Laurel Ridge Development, Inc. for subdivision Final Plat review and approval of **Laurel Ridge Phase 1B**, consisting of 12 lots on 68 acres, located off Old NC 87, SR-1520, Hadley Township, parcel #82018.

### **Introduction & Background:**

**Zoning:** R-5

**Water System:** Public, Aqua

**Sewer System:** Public, Aqua

**Subject to 100 year flood:** Floodable area in Phase 1B

**Reviewed:** Under pre-2008 Subdivision Regulations.

### **General Information:**

The Board of Commissioners granted sketch design approval of "Womble Subdivision", consisting of 56 lots on 202 acres on December 13, 2004. A development schedule for "Womble Subdivision" was approved during sketch design review and approval. The 202 acres were located on both the east and west sides of Old Graham Road. The western portion was later incorporated into Chapel Ridge, Phase 3, leaving the remaining eastern portion, approximately 162 acres.

The Board of Commissioners granted preliminary plat approval on November 20, 2006 for "Creekside", (eastern portion) consisting of 30 lots on 162 acres along with a revised development schedule. The revised development schedule stated that the final plat was to be submitted prior to December 31, 2009. This was the eastern portion of the original "Womble Tract". Due to a name duplication, the name was changed from "Creekside" to "The Estates at Laurel Ridge". Final plat approval for "The Estates at Laurel Ridge, Phase 1A", consisting of 18 lots was granted by the Board of Commissioners on October 17, 2007.

The Board of Commissioners granted approval of a unified development schedule on October 21, 2013 to extend the final plat submittal date to June 30, 2020. The June 30, 2020 date was extended by the adoption of Senate Bill 704, adopted by the General Assembly and approved by the Governor in response to the COVID-19 pandemic, for five months to May 31, 2021.

The property is zoned R-5 and has a three-acre minimum lot size with a five-acre average and has a watershed designation of WSIV-PA.

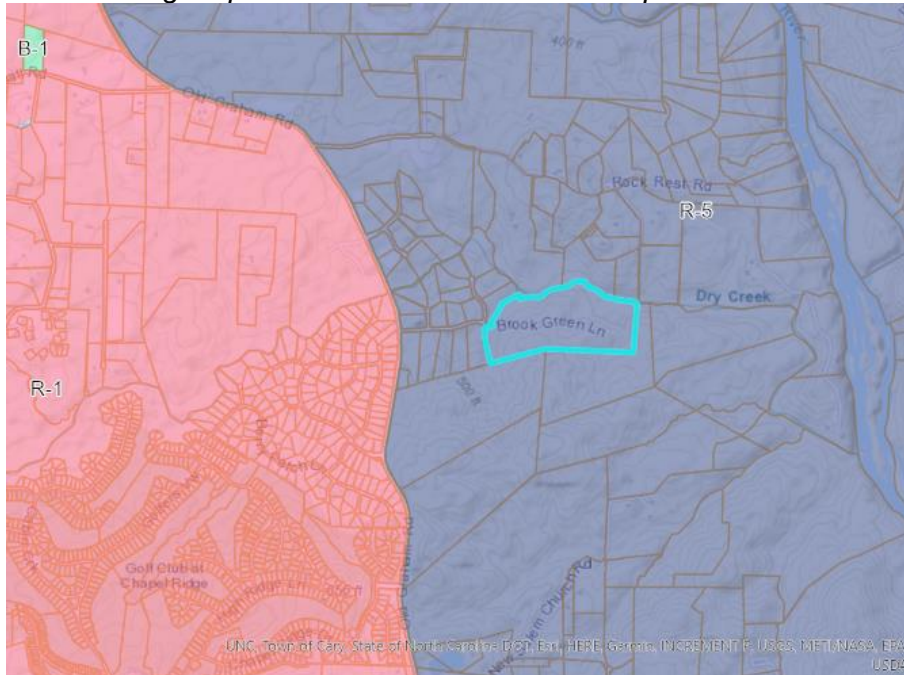
### **Discussion & Analysis:**

The request is for Final Plat approval of Laurel Ridge, Phase 1B consisting of 12 lots on 68 acres with a financial guarantee for the completion of required infrastructure. Phase 1B received preliminary plat review and approval by the Board of County Commissioners on November 20, 2006 for 30 lots under "Creekside". 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 submission of a final plat and the roads must be accessible to emergency vehicles. A cost estimate letter, June 30, 2020, has been provided by Mark Ashness, P.E., CE Group stating that the required infrastructure is 82% 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. Phase 1B is located off Old Graham Road. The subdivision approvals for all or the remainder of The Glens, The Bluffs, Shively Tract, and Harris Tract have been relinquished per email correspondence with the developer.

Riparian buffer widths of 50 feet per side (100' total) measured from top of bank landward has been shown on the plat. The 100-year and 500-year flood plain are shown on plat. The Technical Review Committee met November 10, 2020 to review the request. Hadley Swain Kirkland, Developer was present. Staff discussion included, if previous issues with Watershed Protection Dept. were complete, location of a cemetery, and water line size to the fire hydrants. Rachael Thorn, Watershed Protection Director stated the issues were resolved. The cemetery is located on parcel 86403 not in the proposed area. Chief Strowd had concerns that a 4-inch water line to the fire hydrants would not suffice, Mr. Ashness stated the lines to the fire hydrants wasn't 4 inches.

*The following map shows the location where this phase of the Laurel Ridge is located.*



**Recommendation:**

The Planning Department recommends granting final plat approval of “Major Subdivision Laurel Ridge – Phase 1B Property of Laurel Ridge Development, Inc.” 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