



Summit Terrace First Plat

Planning Staff: Hunter Glenn, Kim Tyson

Applicants: Contentnea Creek Development Company

Request by Brad Haertling, P.E. of American Engineering on behalf of Contentnea Creek Development Co. for Subdivision First Plat review and approval of Summit Terrace, consisting of 26 lots on 56.15 acres, located off Mt. Gilead Church Rd (S.R.1700), Parcel 19355.

Introduction and Background



Zoning: R-1 Residential



Water System: County Water is available. Served by a 12" water line.



Sewer System: Each lot will be served by individual private septic.



Subject to 100 Year Flood: No



General Information:

Discussion and Analysis

- The request is for First Plat review and recommendation of Summit Terrace Subdivision consisting of 26 lots on 56.15 acres, located off of Mt. Gilead Church Rd (S.R. 1700).



Discussion and Analysis



Community Meeting: A community meeting was held on May 4th, 2022, at 50 Windfall Creek Dr. Chapel Hill, NC. No issues were noted by adjacent property owners as they only had general questions.



Roadways: The plat is showing Summit Terrace Dr, Amhurst Dr, Southbury Dr and Archway Dr. to be used for the road names within the subdivision. Roads will be 60' right-of-way with 20' of pavement.



Historical: Sy Robbins sent an email to planning staff summarizing the concerns of the Chatham County Historical Association. The comments were particularly focused on the cemetery on the property.



Schools: The applicant is still waiting to hear back from the School System



General Environmental Documentation: The GED was submitted to the County and was reviewed by Watershed Protection Staff.

Discussion and Analysis



Technical Review Committee: TRC met to review this project at their July 13th meeting. Discussion included the location and spacing of fire hydrants, grading for a cul-de-sac near a buffer, mail kiosk location, street lighting, and right-of-way width.



Septic: Each lot will be served by individual private septic. Environment Health might need field layouts for lots 10, 11, 13, & 25, depending on suitable soils available when house sites are located.



Water: The site is served by a 12" county waterline on Mt. Gilead Church Rd. There is also a 6" water line on the property.



Road Names: Summit Terrace Dr, Amhurst Dr, Southbury Dr and Archway Dr. were submitted Emergency Operations and approved.



Water Features: The site has three intermittent stream segments, two perennial stream segments, and three potential wetlands.

Discussion and Analysis



Stormwater and Erosion Control: There are three stormwater devices on the site. One BMP is to the northeast of lot 24. Another BMP is situated between both perennial stream buffers north of lot 21 and the Amherst drive cul-de-sac. The 3rd BMP is located adjacent to lots 16 and 18.



Site Visit: Planning Staff (Jason Sullivan and Hunter Glenn), and Planning Board Members (Caroline Siverson and Clyde Frazier) attended a site visit on July 15th at 9am and walked the site.



PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL USE IN ULTRA-SHALLOW CONVENTIONAL SEPTIC SYSTEMS. THESE AREAS WILL CONTAIN SMALL AREAS OF SOILS WITH GREATER THAN 36 INCHES OF SUITABLE SOIL MATERIAL THAT CAN BE USED FOR CONVENTIONAL SEPTIC SYSTEMS.

SHEET NO. 1

SURVEY PROVIDED BY:
VAN FRANCH LAND SURVEYS, P.A.
108 HILLSBORO ST PETERSBURG, NC 27120

SOIL SURVEY PROVIDED BY:
CENTRAL CAROLINA SOIL CONSULTING
1000 SOUTH MAIN ST SUITE 110
WAKE FOREST NC 27587

WETLAND SKETCH MAP PROVIDED BY:
SEEC CONSULTANTS, PA
4612 FALLS OF WELLS RD SUITE 100
BLUENOID NC 27015

GRAPHIC SCALE



PLAN ELEMENTS



Economic Development



Land Use



Housing



Health



Agriculture



Natural Resources



Resiliency



Parks and Recreation



Transportation



Utilities and Public
Services



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Comprehensive Plan Evaluation

Plan Chatham Evaluation

The entirety of this project is located within the Conservation designation on the future land use and conservation map. The description for conservation includes a mix of uses including single family detached and attached units with overall low density. Conservation subdivisions are encouraged in order to protect natural resources while not disrupting agricultural practices.

The proposed subdivision meets the adopted riparian buffer and stormwater control standards of the county. 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.

Planning Staff Recommendation

The Planning Department recommends granting approval of the road names Summit Terrace Dr, Amhurst Dr, Southbury Dr and Archway Dr., and granting approval of Summit Terrace first plat with the following conditions:

1. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioners and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Board of Commissioners.
2. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.