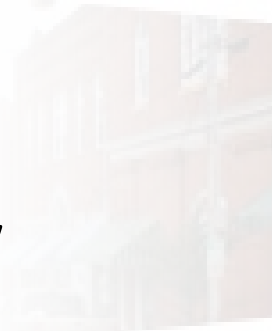


# The Parks at Meadowview

**Planning Staff: Jason Sullivan**

**Applicants: Jon Ward with True Homes**

Request by True Homes for Sketch Plan Revision review and approval of Parks at Meadowview consisting of 788 lots on 948.3 acres, located off Old Graham Rd (S.R. 1520) and NC 87.



# Introduction and Background



Zoning: R1 (the property was unzoned when the development was originally approved in 2005)



Water System: Aqua NC



Sewer System: Aqua NC

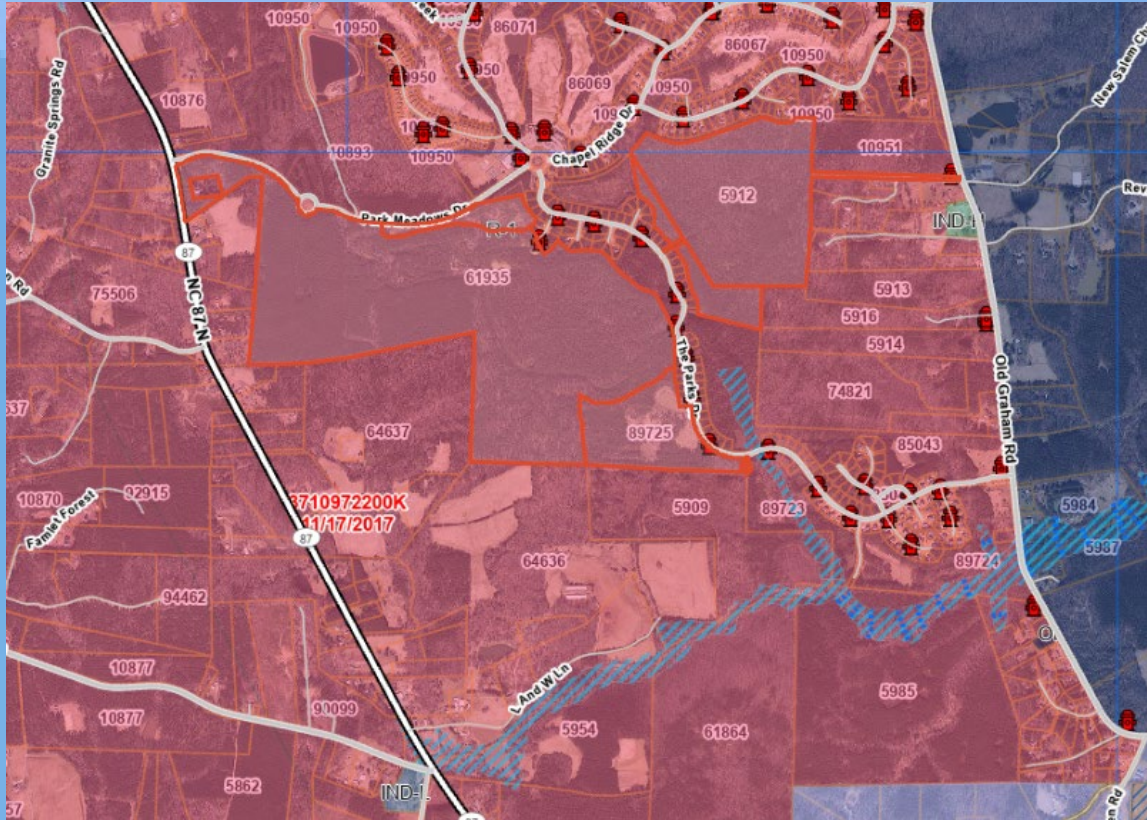


Subject to 100 Year Flood: Special Flood Hazard is on a portion of the development and no lots are proposed in those areas.

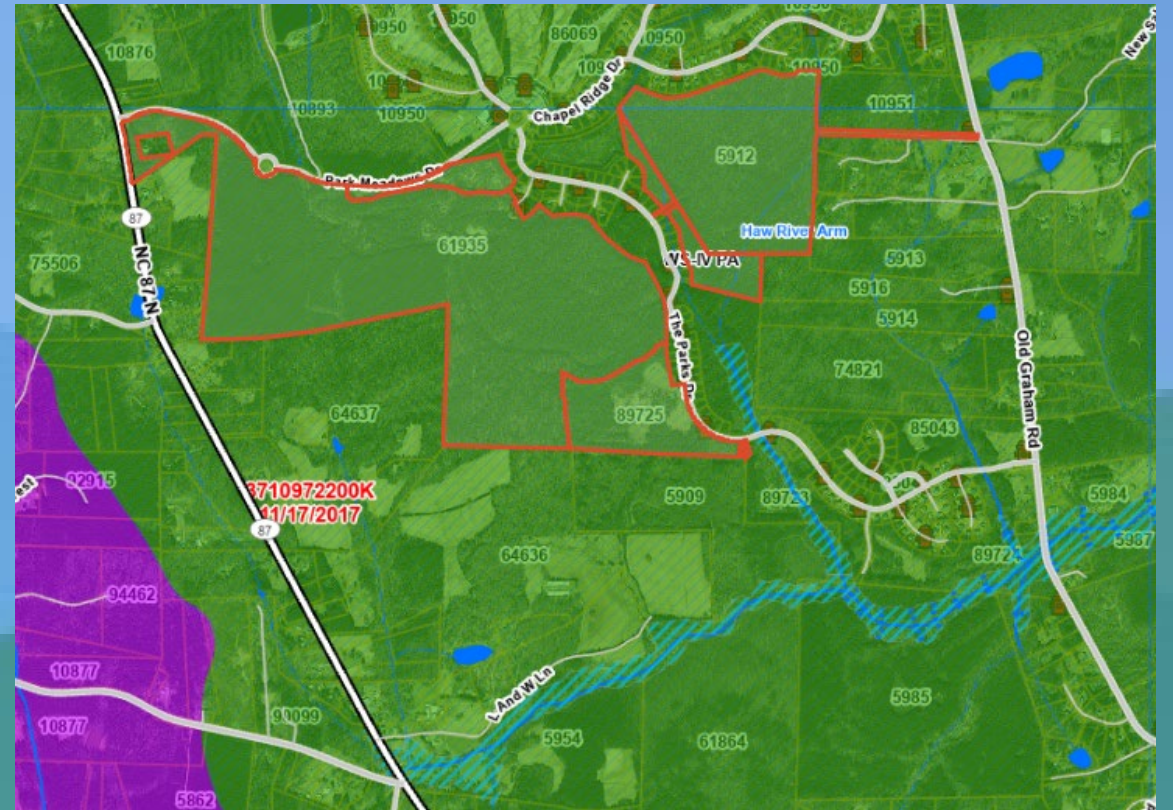


General Information: WS-IV Protected Area watershed district and within the Jordan Lake buffer rule drainage.

# Introduction and Background



Zoning Map



Watershed and  
Floodplain Map

# Discussion and Analysis

The request is request to amend The Parks at Meadowview subdivision approval for Phase 2-4 to

- 1) increase the number of dwelling units from 739 to 788 dwelling units (a 49-unit increase)
  - 2) revise the development footprint
  - 3) revise the development schedule to December 2028.
- 
- Phase 1 (255 acres and 172 lots) has been recorded and the county holds 2 financial guarantees for completion of improvements
  - Phase 5 (155.4 acres and 163 lots) has not been constructed and is held by a different entitiy.

# Discussion and Analysis

## **Riparian buffers:**

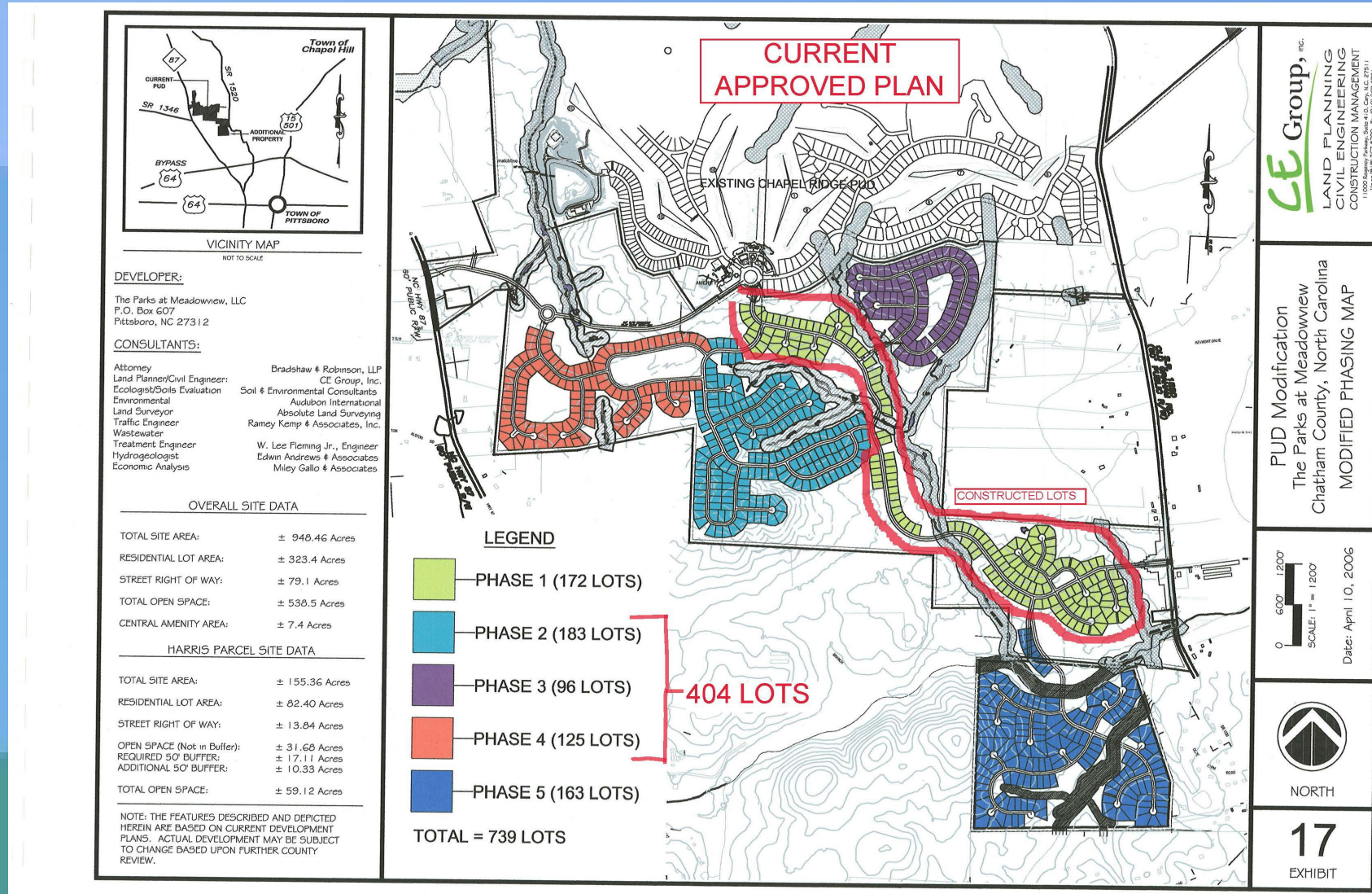
The current approval for The Parks at Meadowview is subject to the pre-2008 riparian buffer standards which will still be in effect if this request is approved. However, the applicant has committed to meeting the current riparian buffer standards, in addition to the pre-2008 standard, whichever is greater. Soil & Environmental Consultants, PA has delineated the water features for this project using the currently adopted riparian buffer standards and those calls are under review by Watershed Protection staff (see attachment #6).

## **Stormwater:**

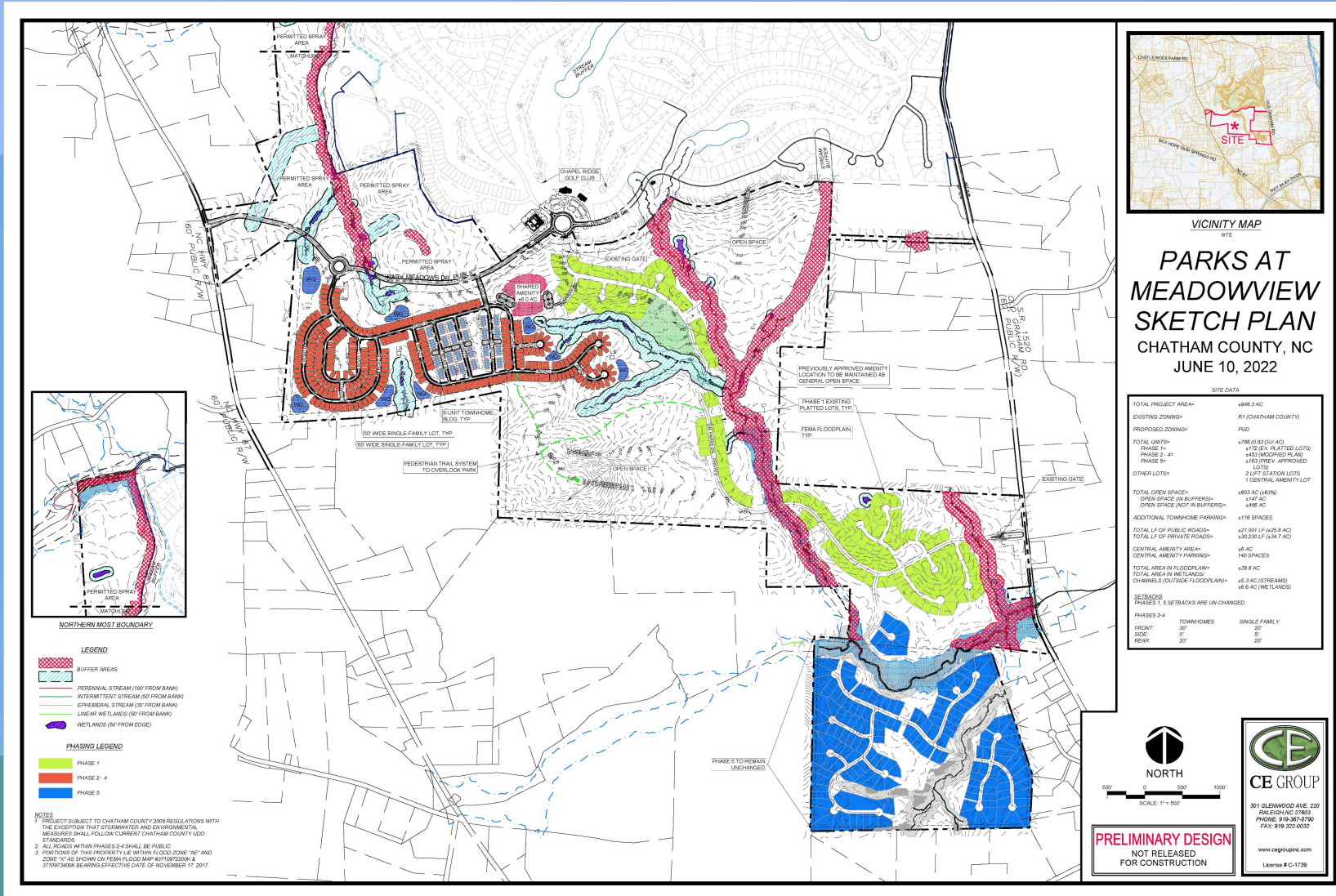
The county did not have a stormwater ordinance in effect when The Parks at Meadowview was originally approved, and this would continue to apply if this request is approved. However, the applicant has committed to “provide wet ponds (meeting the current Chatham County stormwater standards) for any development associated with Phases 2-4 and the central amenity.”

Enforcement of these voluntary commitments was discussed with the County Attorney and conditions have been proposed to address this issue.

# Discussion and Analysis

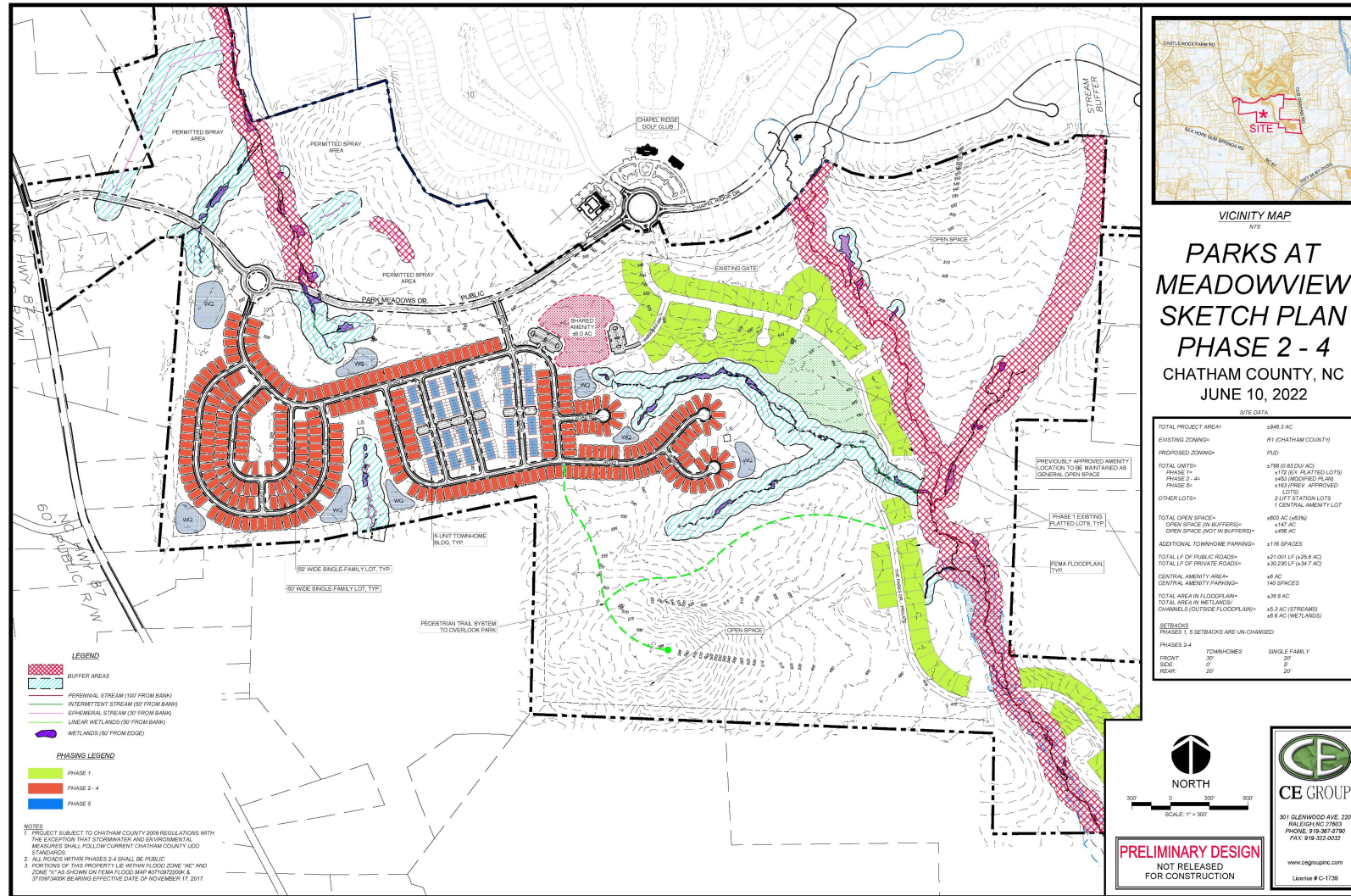


# Discussion and Analysis



# Discussion and Analysis

Link to online documents:  
<https://www.chathamcountync.gov/government/departments-programs-iz/planning/rezoning-s-subdivision-cases/2022-items/parks-at-meadowview-preliminary-plat-sketch-revision>





# Discussion and Analysis



Community Meeting: Not required because this is a request under the pre-2008 Subdivision Regulations



Roadways: Currently approved as private but proposed to be public. A Traffic Impact Analysis was prepared and included with the application. The report includes in Section 4, Site Trip Generation and Distribution, that phases 2-4 “will generate approximately 3,943 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily volume, it is anticipated that 294 trips (72 entering and 219 exiting) will occur during the weekday AM peak hour and 397 trips (250 entering and 147 exiting) will occur during the weekday PM peak hour.” The trip distribution is anticipated to be “10% to/from the north via Old Graham Road, 5% to/from the north via NC 87, 30% to/from the south via Old Graham Road, and 55% to/from the south via NC 87.”



Environmental Impact Assessment: Not required because this is a request under the pre-2008 Subdivision Regulations

# Discussion and Analysis



Technical Review Committee: June 15<sup>th</sup>, 2022 – discussion included street lighting plan requirements if any were proposed, riparian buffer review, and road name approval.



Road Names: 13 road names have been submitted to Emergency Operations and reserved for approval.

# Discussion and Analysis

## Public Comments Received Prior to the Planning Board meeting

- Numerous comments have been submitted and are being posted online as they're received (<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2022-items/parks-at-meadowview-preliminary-plat-sketch-revision> )
- Comments in support of the application:
  - The applicant is offering to construct amenities for The Parks at Meadowview that haven't been constructed.
  - The currently gated section of The Parks at Meadowview will be separate from phases 2-4.
- Comments in opposition of the application:
  - 40% of the traffic is projected to use the private roads in Chapel Ridge.
  - Over \$1 million has been spent by the Chapel Ridge HOA correcting deficiencies in the construction of the roads in the community.
  - 2020 traffic study conducted by the Chapel Ridge HOA showed 85% of drivers exceeded 42mph in a 25mph zone.
  - Chapel Ridge HOA carries insurance policies there is concern that about liability with additional cars using their private roads.
  - Concern about odor from the spray irrigation of the treated wastewater at the Chapel Ridge plan which will also be receiving the wastewater from Phases 2-4.
  - Concern about PFAS levels in the water system which is supplied by the Town of Pittsboro to Aqua NC.

# Planning Board Meeting.

## July 5<sup>th</sup>, 2022, Meeting

- 150+ attendees joined the remote meeting. 16 speakers provided comments.
- Extensive discussion about whether the developers offer to voluntarily meet current riparian buffer and stormwater standards could be enforced by staff. Planning staff commented that there had a been discussion with the county attorney and his opinion was that they can be enforced and suggested adding conditions if the recommendation is for approval.

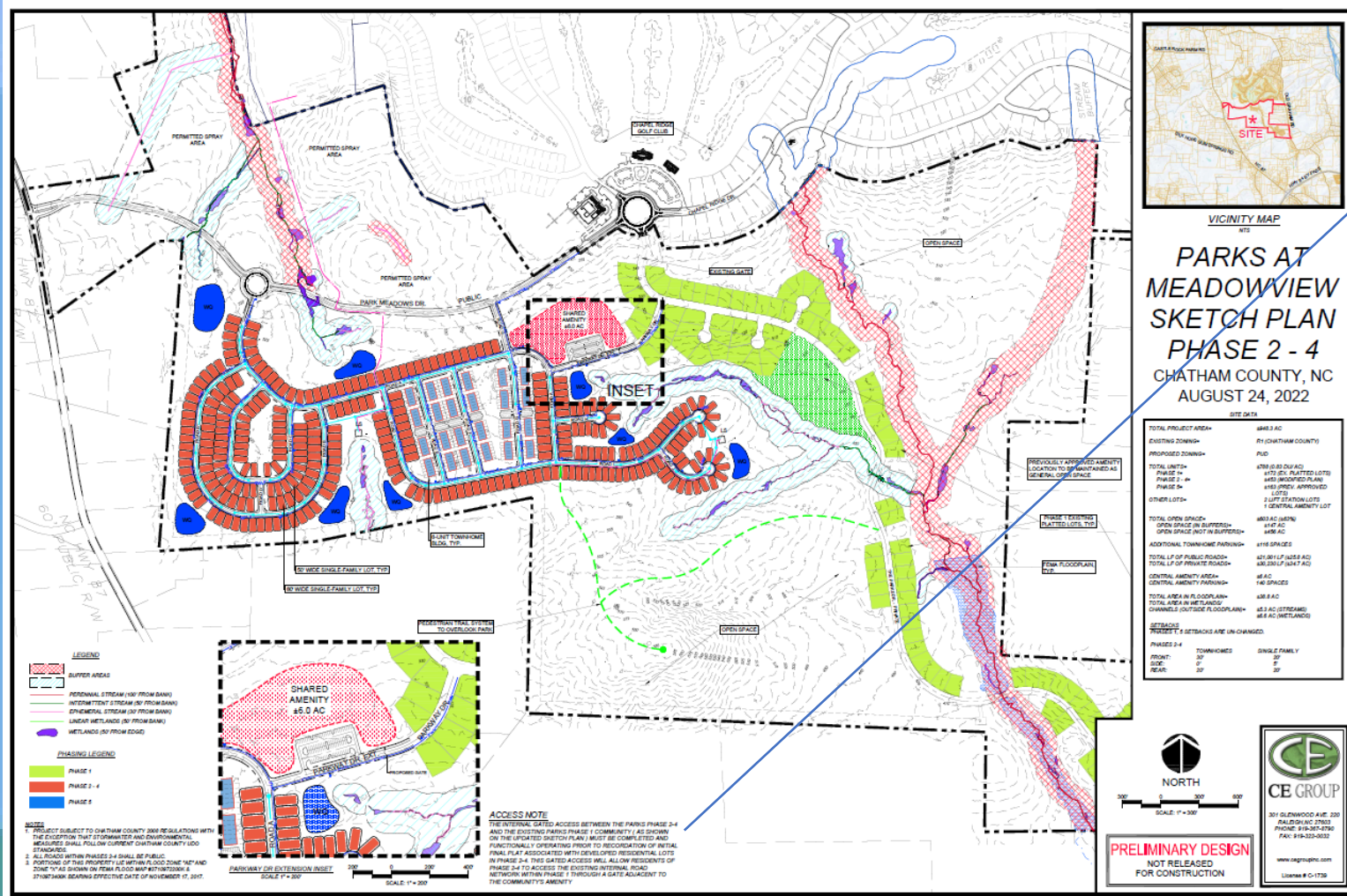
## August 2<sup>nd</sup>, 2022, Meeting

- The Planning Board resumed discussion regarding the proposed revisions and voted to postpone taking action to allow the applicant additional time to work with the Chapel Ridge Homeowners' Association regarding their concerns.

## September 6<sup>th</sup>, 2022, Meeting

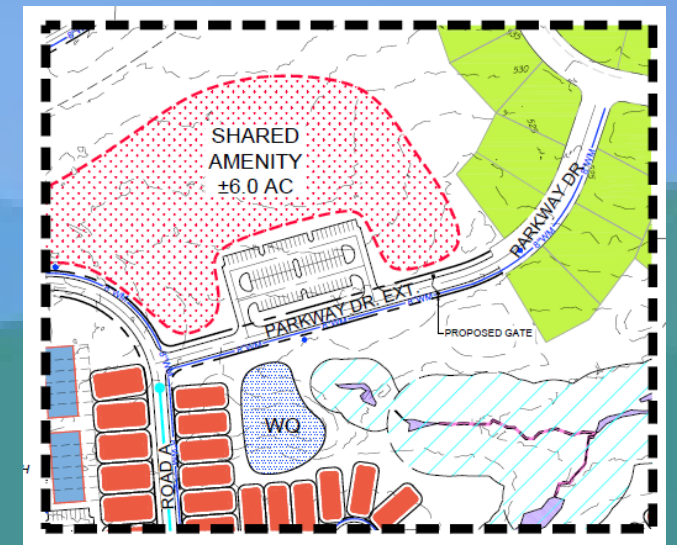
- The Planning Board did not have a quorum and could not meet on September 6. This item is regulated under the Subdivision Regulations in effect prior to December 2, 2008, and Section 4.7A(1) provides 65 days for Planning Board review. Since the board did not have a quorum and 65 days have passed since their review started, the application is automatically forwarded to the Board of Commissioners with a recommendation for approval. The Planning Board Chair and Vice-Chair provided a written report providing an overview of the Planning Board discussion regarding this item and it is available online with the other documents for this item.

# Updated Sketch Plan



## ACCESS NOTE

THE INTERNAL GATED ACCESS BETWEEN THE PARKS PHASE 2-4 AND THE EXISTING PARKS PHASE 1 COMMUNITY (AS SHOWN ON THE UPDATED SKETCH PLAN) MUST BE COMPLETED AND FUNCTIONALLY OPERATING PRIOR TO RECORDATION OF INITIAL FINAL PLAT ASSOCIATED WITH DEVELOPED RESIDENTIAL LOTS IN PHASE 2-4. THIS GATED ACCESS WILL ALLOW RESIDENTS OF PHASE 2-4 TO ACCESS THE EXISTING INTERNAL ROAD NETWORK WITHIN PHASE 1 THROUGH A GATE ADJACENT TO THE COMMUNITY'S AMENITY



# Planning Staff Recommendation

It is planning staff opinion the proposed layout meets the requirements of the pre-2008 Subdivision Regulations. Planning staff does not provide an opinion on the request to extend the development schedule because there are no criteria for evaluation.