



Chatham County Planning Board Agenda Notes

Date: December 6, 2022

Agenda Item: VII-1

Attachment #: 4

☒ **Subdivision** ☐ **Conditional Use Permit** ☐ **Rezoning Request**
☐ **Other:**

Subject:	Request by Warren Mitchell on behalf of Morgan Ridge Partners, LLC for six (6) months extension of first plat to extend the current first plat expiration date for Morgan Ridge Conservation Subdivision Phase 2 from January 12, 2023 to June 30, 2023, consisting of 36 lots , located off Jones Ferry Road, S. R. 1942, parcels #1435 and #69883.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none">1. Major Subdivision Extension Application2. Major Subdivision Construction Plan Application3. Explanation of Extension Request4. Morgan Ridge Conservation Subdivision Phase 2 First Plat Site Plan

Introduction & Background:

Zoning District: R1

Water System: Community Private Well

Sewer System: Private on-site and off-site septic and repair areas

Watershed District: WS-IV Protected Area and Jordan Lake watershed/riparian buffers

Road type: Public

Within the 100-year flood plain: No floodable area in parcels 1435 and 69883

This subdivision is review under the current Subdivision Regulations. The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. Morgan Ridge Conservation Subdivision Phase 2 received First Plat approval on November 18, 2019. Section 5.2 C (6) "Approval of a First Plat shall be valid for a period of twelve (12) months following the date of approval by Board of Commissioner. Approval shall remain valid provided the Construction Plan application is submitted during the time period. A one-year extension may be granted if the application demonstrates that delays beyond their control are responsible for the lapse and have the extension submitted and reviewed following the process outlined in Section 5.2(D) (4) prior to the expiration of approval."

The first plat approval for 36 lots will expire on January 12, 2023, unless the Board of Commissioners approve an extension request. If the first plat expires, any future development of the property will be reviewed and approved under the current Subdivision Regulation.

Discussion & Analysis:

The previous deadline for submission of the construction plan was November 18, 2020. The original expiration date, November 18, 2020, was extended by the adoption of Senate Bill 704, adopted by the General Assembly and approved by the Governor in response to COVID-19 crisis, until January 12, 2023. The request before the Board is for a six-month extension of first plat to extend the first plat expiration date from January 12, 2023, to June 30, 2023. The developer, Morgan Ridge Partners, LLC, has stated in the extension request letter, the reason for the extension request is based on a state permit needed for the community well system. The applicant expresses in the letter dated October 17, 2022, engineering for the water system has begun and plan to submit to the Division of Water Quality by November 1, 2022. The applicant believes the state permit needed for the water system will be complete in a few weeks and will not take the full 6-months extension request. With the holidays approaching, the applicant did not want to risk not having the needed state permit for the community well. The applicant also states, "The reason why we don't have the State permit for the water system today is due to delays associated with getting the public well-constructed."

Recommendation:

The Planning Department does not make recommendations on extension request as this is a policy decision to for the Board of County Commissioners.