

..TITLE

Vote on a request by Laurel Ridge Development, Inc. to approve for subdivision Final Plat Amendment review and approval of Estates at Laurel Ridge, Phases 1A and 1B Public Road converted to Private Road, consisting of +/- 5,842 feet, located off Old Graham Road (SR-1520), Hadley Township.

..ABSTRACT

Action Requested:

Vote on a request by Laurel Ridge Development, Inc. to approve for subdivision Final Plat Amendment review and approval of Estates at Laurel Ridge, Phases 1A and 1B Public Road converted to Private Road, consisting of +/- 5,842 feet, located off Old Graham Road (SR-1520), Hadley Township.

Introduction & Background:

Zoning: R-1

Water System: Public, Aqua

Sewer System: Public, Aqua

Subject to 100-year flood: Special flood hazard area, no flood within the proposed project area

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. Final plat approval for “The Estates at Laurel Ridge, Phase 1B” consisting of 12 lots was granted by the Board of Commissioners on February 15, 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 Amendment to revise the 60' public right-of-way of dedication of Brook Green Lane, Clear Springs Court, and Ridgeline Court to 60' private right-of-way. Public roadways cannot be turned over to NCDOT until a minimum occupancy is met within the Estates at Laurel Ridge and the applicant anticipates several years before the required minimum will be met. The applicant requests an amendment to the final plats of Phases 1A & 1B.

The Technical Review Committee met January 18, 2023, to review the request. Staff reminded applicant a copy of the road maintenance policy will be required prior to recording final plat.

How does this relate to the Comprehensive Plan: N/A

Planning Broad Discussion:

Planning Board met February 7, 2023. Attorney Nick Robinson was present on behalf of Laurel Ridge Development, Inc. The proposed project to convert public roads to private roads was on the Planning Board consent agenda. Broad members did not have any objections.

Recommendation:

The Planning Department and Planning Board, by unanimous vote (9-0), recommend granting final plat amendment approval for "Final Plat Amendment Estates at Laurel Ridge Ph- 1A & 1B" with the following conditions:

1. Final plat shall provide the overall lot average.
2. A copy of the road maintenance policy shall be provided to planning staff prior to recordation of the final plat.