

Valiant Reserve First Plat

Planning Staff: Kimberly Tyson

Applicants: 501 Prairie View, LLC

Request by Adam Freeman, P.E. on behalf of 501 Prairie View, LLC for subdivision First Plat review and approval of Valiant Reserve, consisting of 19 lots on 23.064 acres, located off Lystra Road (SR-1721), parcel 18892 and 65382 in Williams Township.





Zoning: R-1



Water System: Public Water



Sewer System: Private on-site septic



Subject to 100 Year Flood: No



General Information: The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the community meeting and the Concept Plan review. The minimum lot size requirement for the project is 40,000 square feet of useable area. The Planning Board has two (2) meetings in which to act on the proposal.

Discussion and Analysis

Community Meeting:

A community meeting was held on February 1, 2023 at Bradshaw, Robinson, Slawer, and Rainer LLP, 128 Hillsboro St., Pittsboro, NC 27312. Approximately eight people attended the meeting. Items/issues discussed included tree clearing, soil testing, who is the developer, traffic impact, sizes of homes, public or private road, what are the plans for the remaining property, size lots, will the lots be mass graded, any connection to Williams Corner, prices of the homes, and will there be trail/road connection to adjacent property. No changes were made to the proposal after the community meeting.

Roadways:

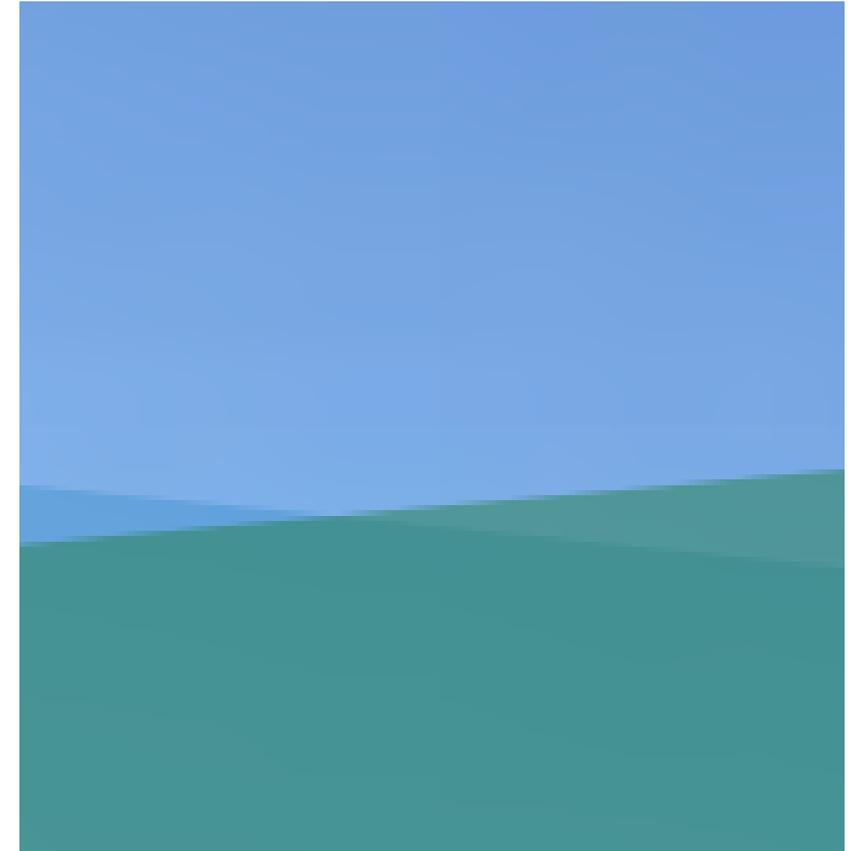
The road is to be built as a 20-foot wide travelway with a 60-foot-wide public right-of-way and is to be state maintained.

Historical:

CCHA requested a 30' wide buffer be placed around the Luke Riggsbee Cemetery that is located on Lot 1. The developer will place the cemetery in open space with a 30' buffer and the cemetery will be fenced. CCHA has planned to meet with the developer and confirm the cemetery location and condition.

Schools:

Notification of the proposed development was provided to the Chatham County School System. Mr. Blice commented that the school buses are unable to enter the development and the bus stop will be on Lystra Road



Discussion and Analysis

General
Environmental
Documentation:

Special Buffers: N/A



The developer submitted the General Environmental Documentation and a letter dated February 7, 2023,, from North Carolina Department of Natural and Cultural Resources Natural Heritage Program to Chatham County Land & Water Resources Division for review. The letter states “A query of the NCNHP database, based on the project area mapped with your request, indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within or near the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists.”

Rachael Thorn, Watershed Protection Director, reviewed and approved the information submitted.

Technical Review Committee:

The TRC met April 12, 2023, to review the First Plat submittal. The applicant/developer was not present. Discussion included will there be street lighting and staff asked for a photometric plan and application for street lighting and subdivision sign. The Watershed Protection Dept. commented that the developer needs to make sure there is enough area for grading a stormwater pond and that grading is outside of the riparian buffer. NCDOT asked for street lighting plans to be submitted and mail kiosk to be 100' from the entrance.

Septic:

A soils report and map was submitted to Carl Kivett, Chatham County Environmental Health, REHS, LSS, Chatham County Environmental Health, for review. Mr. Kivett stated that the soils report and first plat appear to meet the requirements at this time based on the proposed plat.

Water: County water will serve the project.

Road Names: The road name Valiant Reserve Drive has been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval. A mail kiosk is proposed to be located near Lot 18.

Water Features:

Chris Huysman of Wetlands & Waters, Inc, submitted the Riparian Buffer Review Application along with a riparian buffer map, dated October 21, 2019, to Drew Blake, Asst. Director Watershed Protection for review. Mr. Blake completed an on-site riparian buffer review on November 5, 2019, to verify the consultant's findings. Streams SF6, SF7, and SF8 were determined to not meet the requirements of an ephemeral stream. Wetland boundaries were previously confirmed by Andy Williams with U.S. Army Corps of Engineers. Mr. Blake issued a confirmation letter of his findings. The November 12, 2019, confirmation letter stated seven (7) intermittent streams, three (3) perennial streams, fourteen (14) wetlands and one (1) pond. A 50-ft buffer will be required beginning at the flagged boundary and proceeding landward on all wetlands, a 50-ft buffer from top of bank landward on both sides of the feature for all intermittent streams and a 100-ft buffer from top of bank landward on both sides of the feature for the perennial stream. It is to be noted not all features will be within the proposed project because this is a portion of a larger parcel.



Stormwater and Erosion Control:

One stormwater device is proposed and will be placed between Lots 10 and 11 within the subdivision. As part of the stormwater permitting process additional information will be provided to the Watershed Protection Department. A Stormwater Permit and Sedimentation & Erosion Control Permit will be obtained from the Chatham County Watershed Protection Department prior to Construction Plan submittal. No land disturbing activity can commence on the property prior to obtaining Construction Plan approval.

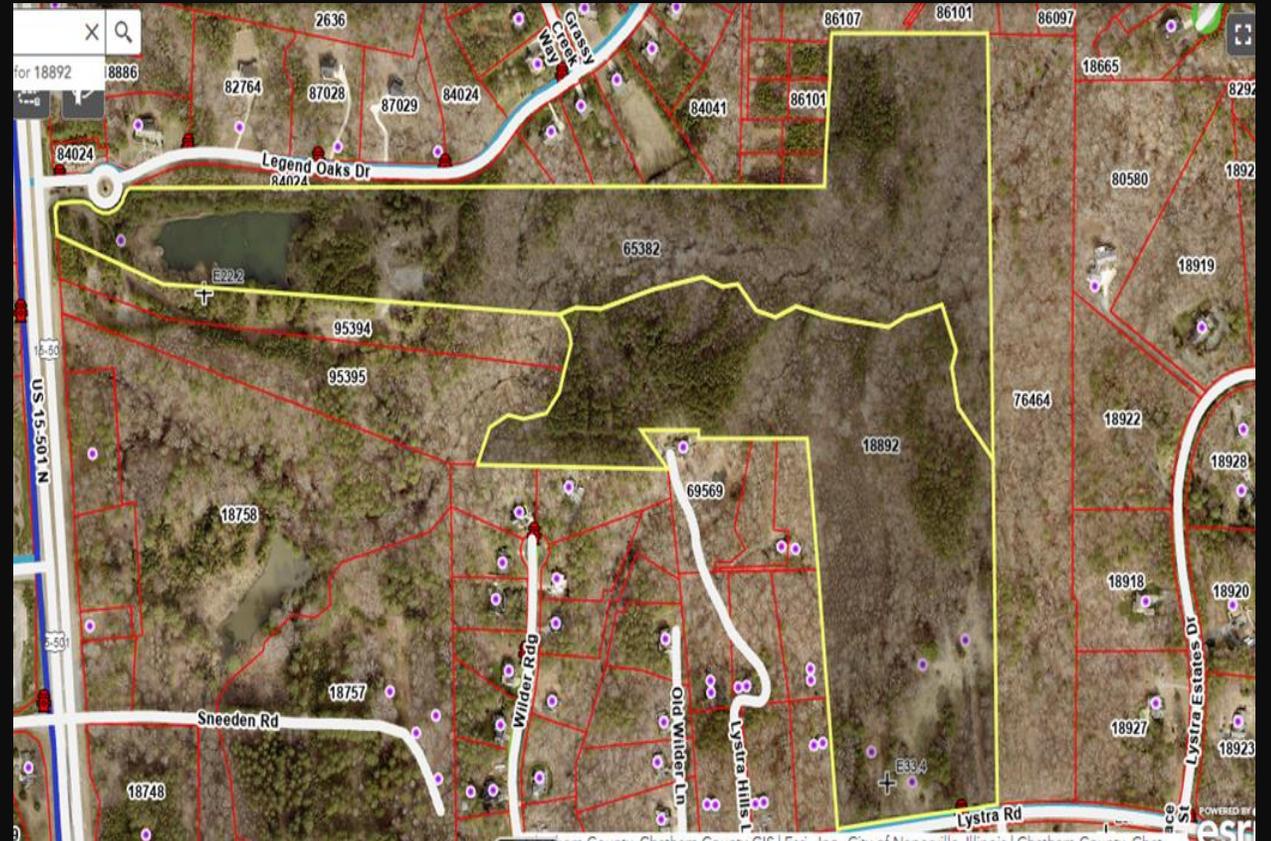


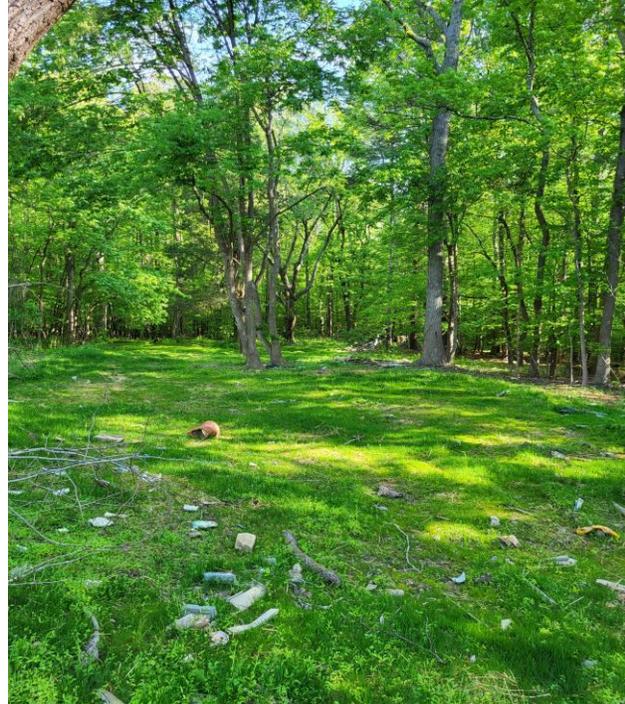
Site Visit:

Site visits were scheduled for April 26, 2023 for Planning Department staff and various board members to attend. Adam Freeman was present to walk the property with staff and Board members and discuss the project.

Discussion and Analysis

- Site visit photos.

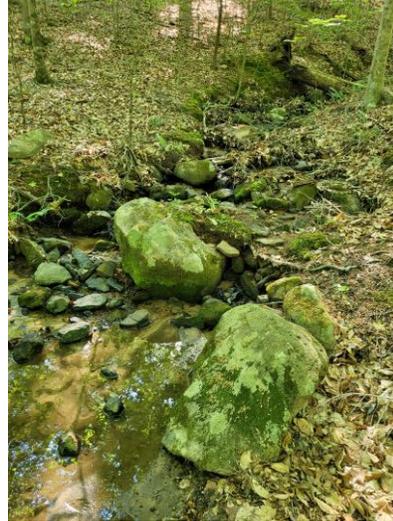




Site Visit Photos



Site Visit Photos



Comprehensive Plan Evaluation



Plan Chatham Evaluation

- Plan Chatham was adopted by the Board of Commissioners in November 2017 and is a comprehensive plan that provides strategic direction to address the most pressing needs in the county. These properties are located in an area of the county identified as Compact Communities and Neighborhood Center on the Future Land Use and Conservation Plan Map. The description for compact communities includes detached and attached residential units, dense multifamily units, community centers, amenities, recreational uses, schools, churches, connected systems of local and collector streets with access to surrounding development. The description for the neighborhood center includes mix use of retail, restaurants, office uses, single family homes, and small usable green spaces.
- The proposed conventional subdivision meets the adopted riparian buffer and stormwater control standards of the county. The developer also contacted the NC Natural Heritage Program to review their database for any rare species, important natural communities, natural areas, or conservation/managed areas within the project boundary and none were identified in their records. 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 Valiant Reserve Drive and granting approval of the First Plat for **Valiant Reserve** with the following conditions:

- 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.