

Ridge Crest Estates First Plat

Planning Staff: Kimberly Tyson

Applicants: Lovin Spoonful, LLC

Request by Chad Abbott, P.E. on behalf of Lovin Spoonful, LLC for subdivision First Plat review of Ridgecrest Subdivision, consisting of 28 lots on 49.41 acres, located off Hamlet Chapel Road (SR-1525), parcel 1798 in Baldwin Township.





Zoning: R-1



Water System: Public Water



Sewer System: Private on-site and off-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

The request is for First Plat review and recommendation of Ridgecrest Estates Subdivision, consisting of 28 lots on 49.41 acres, located at the corner SR-1525 (Hamlet's Chapel Road) and SR-1532 (Mann's Chapel Road), parcel 1798. A vicinity map showing the property location. Per the Subdivision Regulations, Section 5.2C(4), a Public Hearing shall be held at the first Planning Board meeting to receive comments on the proposed subdivision. Item (b) states that following the Public Hearing, the Planning Board shall review the proposal, staff recommendation, and public comments and indicate their recommendation for approval, disapproval or approval subject to modifications.

Background:

Ridgecrest Estates First Plat was approved for 30 lots by Chatham County Board of Commissioners on March 21, 2022. From the date of approval, the developer had twelve months to submit construction plans for review and approval by the Technical Review Committee. The developer was unable to submit their Construction Plan application because they did not have enough time to receive the needed permits from the various agencies.

The proposed project layout was decreased by two lots, shed encroachments from the Berg property have been resolved, and no proposed stream crossing for septic, changed road name to the family who own property for 100 years.



Discussion and Analysis

Community Meeting: A community meeting was held on April 6, 2023, at the parking lot of Perry Harrison School. Approximately five people attended the meeting, and the revised layout is welcome.

Roadways: The road names Ridgecrest Estates Drive and Gattis Way Court have been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval.

Historical: CCHA is unaware of any cemeteries on the proposed project, and it was requested of the developer to notify CCHA if any evidence of graves is discovered. The site location is adjacent to the abandoned Old Hillsboro Road and located in the general area of Pace & Cotton Mill and possible artifacts may be located on the site. If any structures, foundation, wells, etc. it is requested that the applicant notify CCHA. Mr. Robbins stated the Gattis family owned the property approximately 100 years and asked if the developer could name something after the family. Mr. Robbins provided a comment at TRC meeting stated no additional comments to be added.

Schools: Notification of the proposed development was provided to the Chatham County School System. Mr. Chris Blice, Chatham County Schools Asst. Superintendent for Operations Officer responded the school system was fine by email dated August 5, 2021.



Discussion and Analysis

General Environmental Documentation:

Special Buffers: N/A



The developer submitted the General Environmental Documentation and a letter dated August 24, 2021, 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, 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 the project boundary, it does not imply or confirm their absence; the area may not have been surveyed.”

Rachael Thorn, Watershed Protection Director, reviewed the information submitted. Ms. Thorn replied in a letter dated October 19, 2021 that the requirement has been met. Additional comments included any Allowable uses and Allowable with Mitigation uses in the protected riparian buffer will require a Buffer Authorization from Chatham County, all permits with wetland and stream impacts from NC Division of Water Resources and the US Army Corps of Engineers will need to be obtained prior to receiving approval from Chatham County for a Grading Permit and Land Disturbing Permit.

Technical Review Committee: During TRC meeting on May 17, 2023 item discussed were fire hydrant to be located near Lot 25, fire flow test is required, concerns with lots 2-4 not having enough room for homesite, suggested to move access easement to stormwater pond, remove Wilkinson Creek label by lots 14 and 15, road names are approved, cul-de-sac radius to be shown on plat, Berg will need to sign the final plat and first plat application since Lot 1 septic will be on the Berg property, and NCDOT stated in the future to use the terrain design criteria for the area.

Septic: A soils report and map were submitted to Thomas Boyce, LSS, REHS Environmental Health (now retired) and James Tiger, On Site Wastewater Supervisor, REHS, with Chatham County Environmental Health for review. Mr. Boyce stated the preliminary lot layout met the requirements at this time. Mr. Tiger added that any shared supply line easement must comply with offsite rules including all weather access.

Water: County water will serve the project.

Road Names: The road names Ridgecrest Estates Drive and Gattis Way Court have been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval.

Water Features: Robert Turnbull with Terracon submitted the Riparian Buffer Review Application with a riparian buffer map to Drew Blake, Senior Watershed Specialist, for review. Mr. Blake and Mr. Turnbull completed an on-site riparian buffer review on June 23, 2021 to verify the consultant's findings. Mr. James Lastinger with the U.S. Army Corps of Engineers visited the site on June 1, 2021. Mr. Blake issued a confirmation letter of his findings dated July 20, 2021, confirming four (4) ephemeral streams, four (4) perennial streams, one (1) potential wetland, and one (1) mapped floodplain were identified. The four (4) ephemeral streams require 30-ft buffers, the four (4) perennial streams require 100-ft buffers, and the ten (1) wetland require 50-ft buffers from all sides landward. The Watershed Protection Department requested natural area markers be labeled and placed on the property 30'-50' apart with a minimum of two (2) signs per lot marking the riparian buffer area.



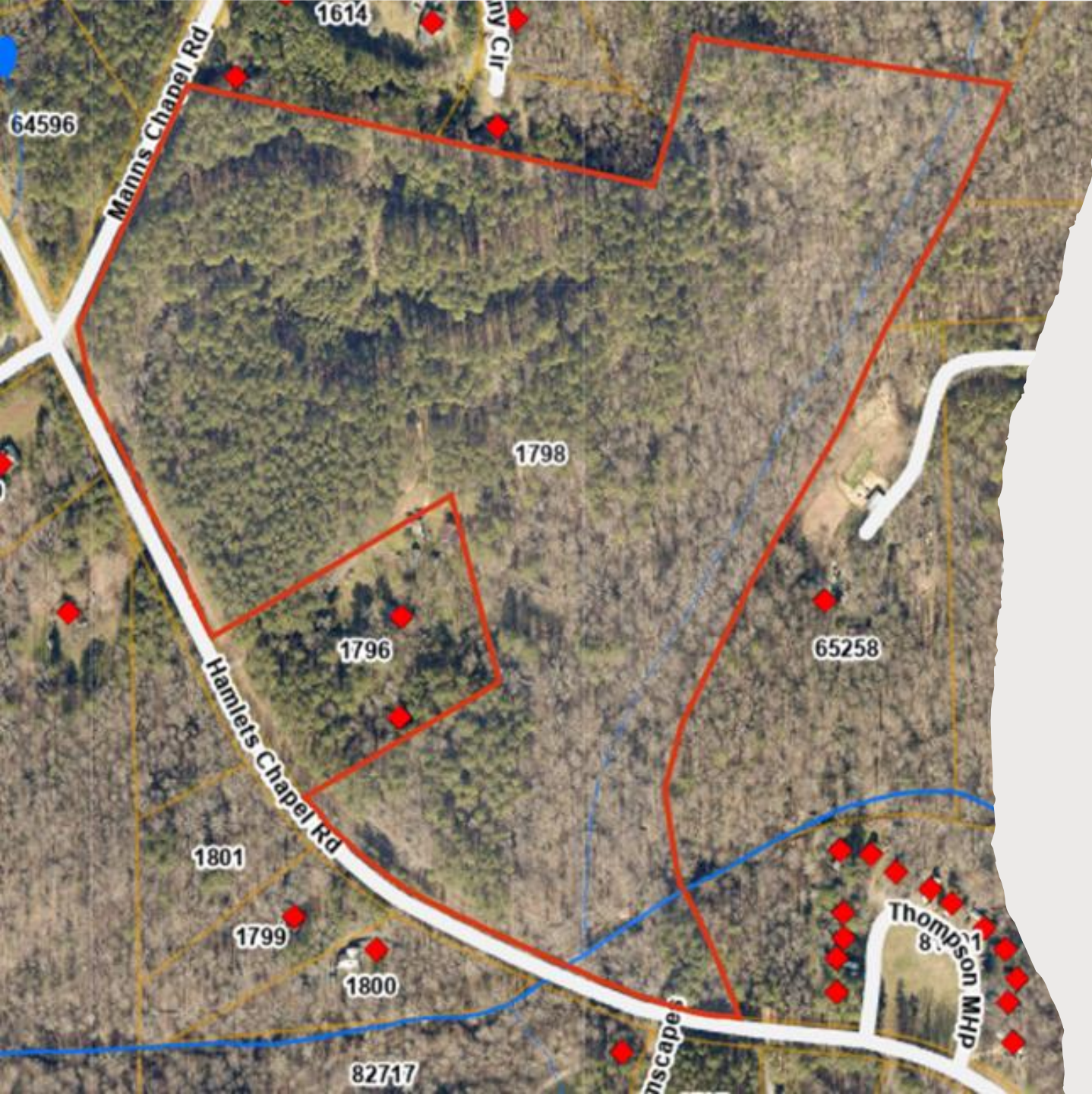
Stormwater and Erosion Control:

Three stormwater devices are proposed, one stormwater pond on lots 2 & 3, and sand filters devices on Lots 13 & 14, and Lots 24 & 25. 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:

The site visit scheduled was May 23 and May 24, various staff and board members attended.

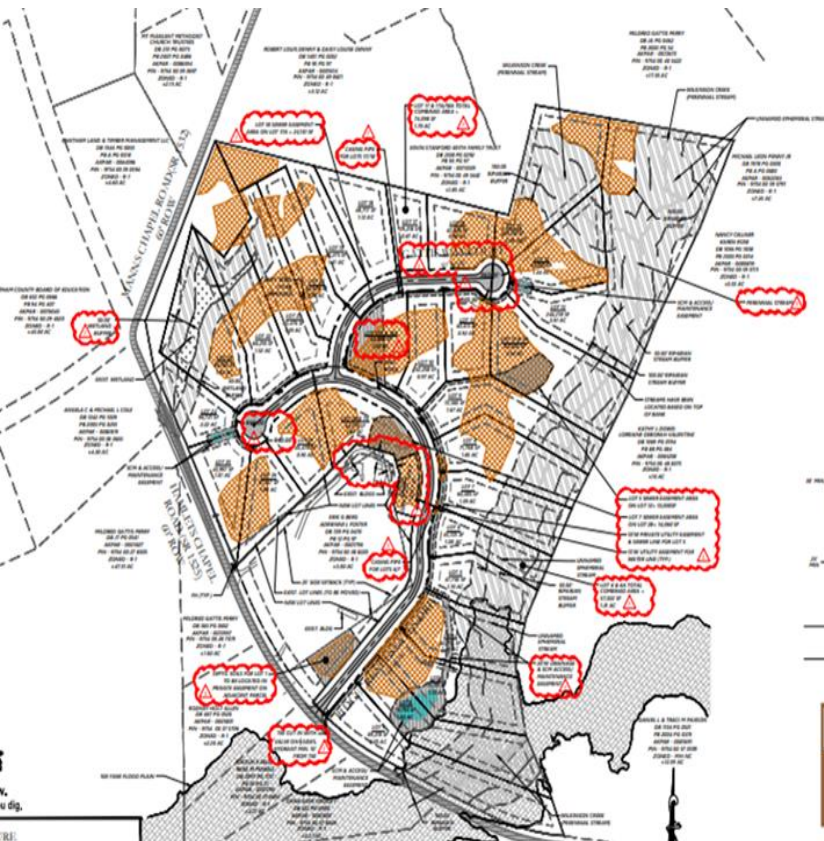


Discussion and Analysis

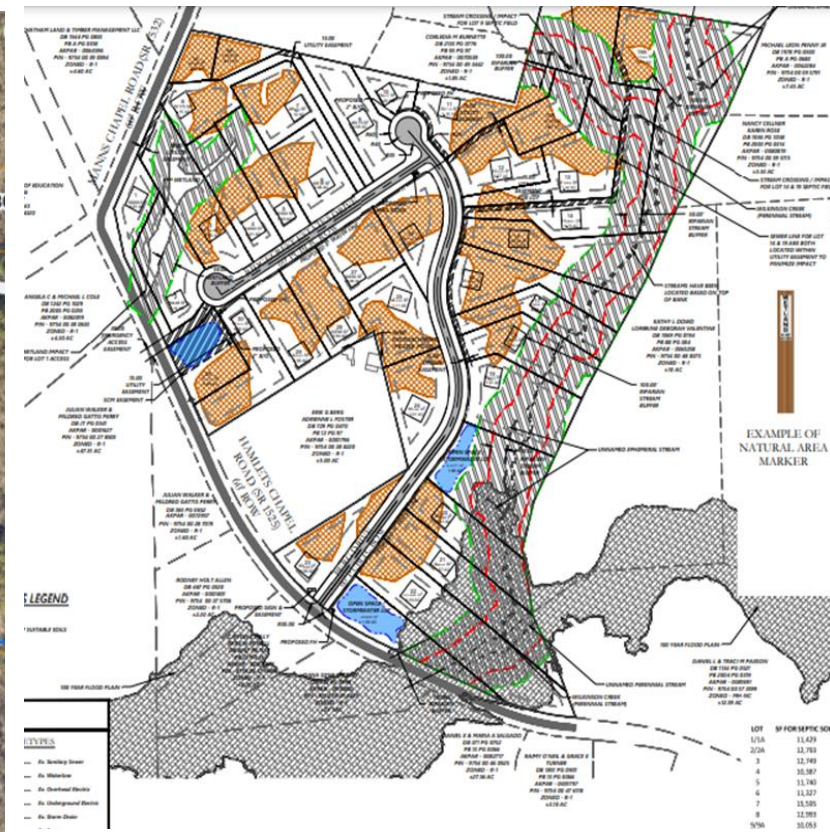
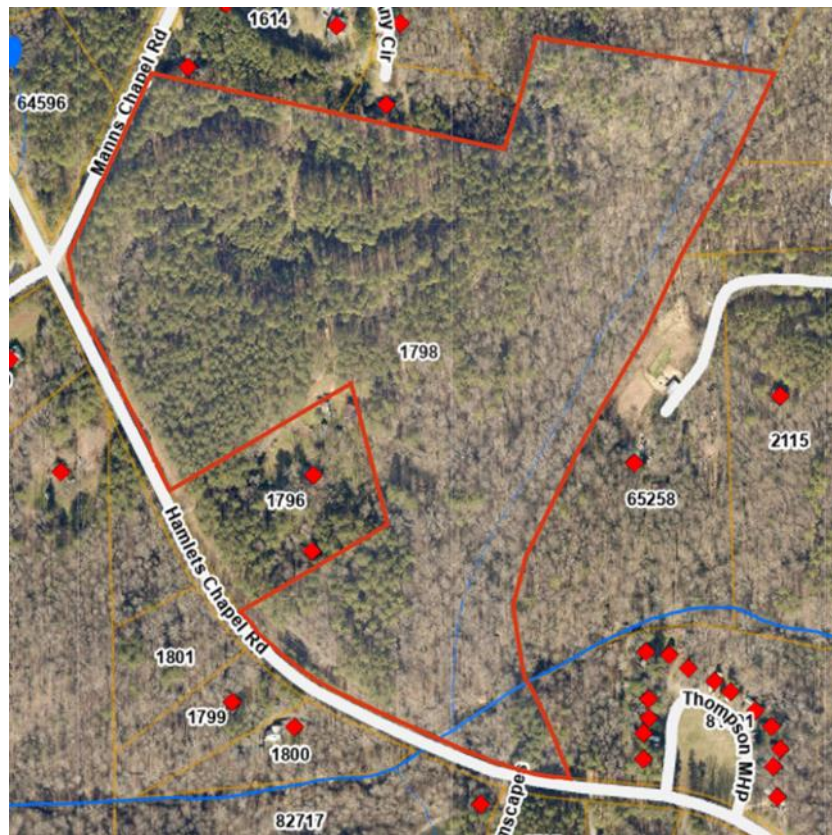
- Previous Approved Layout
- Current Proposal
- Site visit photos.



Site Visit Photos



Proposed Layout



Previous Approved Layout



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 in an area of the county identified as Rural on the Future Land Use and Conservation Plan Map. The description for rural includes single family homes on large lots, low density development, mix use of agriculture, home-based and small-scale businesses, open space, greenway trails, protected lands, and conservation easements.
- The proposed 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 no rare species 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 names Ridgecrest Estates Drive and Gattis Way Court and granting approval of subdivision First Plat for Ridgecrest Estates 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.
3. Property owner(s) of parcel 1796 shall sign the final plat prior to recordation.