

Pyewacket Subdivision

TRC Comments

1. Net area for lot calculation shall subtract the stream width (top of bank) and any floodplain.
2. Use NC Natural Heritage Program to do the natural community evaluation.
3. Consider having a zoom/virtual meeting in addition to the required in-person neighborhood meeting.
4. Confirm when the latest dates are from the timber operations.
5. Take a photo of the neighborhood sign and submit to Planning with the other documents.

Pyewacket Subdivision Development Schedule

September 17, 2021

Phase	Number of Lots	Estimated Completion Date
1	approx. 27	December 2023 December 2024
2	approx. 29	December 2027
3	approx 18	December 2030
4	approx. 18	December 2034

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 Conservation (Strategy 5.2) on the Future Land Use and Conservation Plan Map. The description for conservation includes single family detached lots and attached units with overall very low density, passive recreation areas, and greenway trails. Conservation subdivisions are encouraged to protect nature resources while not disrupting agricultural practices. 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 some 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.

Recommendation:

The Planning Department and Planning Board by 8-1 vote recommends granting approval of the road names Pyewacket Trail, Mathilda Place, Clementine Way, Maribelle Court, Wynona Place, Tabitha Way, Clarabelle Court, and Emma Court and granting approval of subdivision First Plat for **Pyewacket Subdivision** with the following conditions:

2024

1. The following development schedule shall apply: Construction Plan submittal for Phase 1: 27 lots within 2 years of First Plat approval with **Final Plat by December 31, 2023**, Phase 2: 29 lots Final Plat by December 31, 2027, Phase 3: 18 lots Final Plat by December 31, 2030, and Phase 3: 18 lots by December 31, 2034.
2. Prior to final plat recordation, the county attorney shall review and approve the form of the Management Plan, the Declaration of Covenants and Restrictions, and the deed for the Conservation Space.
3. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.
4. Final Plat shall provide the labeling of the riparian buffers
5. Final Plat shall provide a note, "No building activities or land disturbance within the riparian buffer/wetland areas on lots 1, 9, 11,12, 31, 75, & 76"
6. Final Plat shall provide lot numbers in the community septic areas.