

JORDAN RETREAT (CONSERVATION SUBDIVISION) 1092 JORDAN DAM ROAD

Planning Board

Tuesday October 3rd, 2023 – 6:30 PM

Chatham County Agriculture & Conference Center

Team Introduction

- Owner/Developer
 - Palm Park, Inc. (Byelick's)
- Civil Engineer/Land Consultant
 - Landon M. Lovelace, PE – Principal, Underfoot Engineering
- Other Consultants
 - Septic – David Barcal, PE – MacConnell & Associates
 - Environmental, Soils, Geotechnical

Goals for tonight

- Introduction of the site and proposed development
 - Location and Existing Land Use
 - Brief Project History
 - Proposed Land Use
 - Work completed thus far
- Development Features
- Identify and discuss Points of Interest

Location & Existing Land Use

- 1092 Jordan Dam Road (Pin #9678-00-68-0000)
- Currently Zoned R-1
- +/- 52 acres consisting of some field/meadow, forest, streams, wetlands, existing trails and structures.
- Property abuts USACE Land and Poe's Ridge Boat Ramp, the Hermitage, Forest Lake Estates, Chatham Oaks.

Brief Project History

- RV Campground
 - Brief Outline
 - Community Meeting 9/2021
- Conventional Subdivision
 - Brief Outline
- Conservation Subdivision
 - Community Meeting 10/2022

Proposed Land Use

- This proposed 33 lot Conservation Subdivision will be developed under the new, and more restrictive, Conservation Subdivision requirements adopted in early 2022 and will follow UDO Section 7.7
- This Conservation Subdivision is intended to compliment the rural and natural character of the area, by preserving over 80% of the natural areas on site, while also providing for much needed housing to this growing area. The development is planned as an intimate and higher end enclave and will have a Home Owner's Association.
- Plan Chatham designates this land as "Conservation" on the Future Land Use and Conservation Map and it borders the "Parks and Protected Lands" uses.

Work Completed Thus Far

- Conservation Subdivision Process through Chatham County
 - On-site Inventory and Fragmentation Maps
 - NCNHP Review
 - Chatham County Historical Association Review
 - Road Name Approval
 - Coordination for Driveway with USACE
 - Stream and Wetland Delineation and Concurrence
 - Geotechnical Exploration
 - Septic Soils Analysis
 - Septic System Design
 - Grading/Drainage/Stormwater Management Design
 - Previously Mentioned Community Meetings

Development Features

- 50' buffers around entire parcel – 100' along western side – many areas have much more distance from adjacent parcels
- Conservation, Natural, and Open Space all in excess of required
- Density less than 60% of the the allowable
 - (0.63 du/ac for 33 lots) vs (1.07 du/ac for 56 lots)
- Paved Roads – 20' w/ ditch section in 60' private R/W
- Extensive network of existing walking trails
- County Water – Existing 16" WL in Jordan Dam Road
- Community Septic System
- Stormwater Management – LID practices
 - Reduced development footprint, vegetated swales, wet detention basin

Identify and Discuss Points of Interest

- Much input and many questions have been received throughout the process. The project strategy and plan development has morphed by taking these questions and considerations into account.
- We are here to answer any questions and concerns.
 - Questions from Planning Commission
 - Questions received from Staff
 - Questions from Citizens