



Chatham County Planning Board Agenda Notes

Date: November 7, 2023

Agenda Item: VI-2

Attachment #: Provided 10/3/23

- Subdivision**

 Special Use Permit

 Rezoning Request

 Other:

Subject:	Request by Mark Ashness, P.E. on behalf of Conservancy Real Estate Group, LLC for subdivision First Plat Amendment (extension), Road Name, and Right-of-Way Extension approval and review and approval of Conservancy at Jordan Lake , consisting of 1524 lots on 1,262.9 acres, located off Old US Hwy 1 parcels #62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5559, 5502, 5568 in Cape Fear Township.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Summary of Final Plat Amendment Request dated January 13, 2023 3. Final Plat Amendment titled "Final Plat Amendment Estates at Laurel Ridge Ph- 1A & 1B" prepared by CE Group dated 10/20/2022

Introduction & Background:	
Zoning:	R-1
Water System:	Public, County Water
Sewer System:	Proposed Private Wastewater Treatment Plant
Subject to 100-year flood:	Special flood hazard area is located within a portion of the development adjacent to Shaddox Creek.
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 Concept Plan review and First Plat approval. The Board of Commissioners approved "Conservancy at Jordan Lake" consisting of public rights-of-way with 1,524 lots (1,521 lots residential, 1 private wastewater treatment plant, 2 amenities lot) on 1,262.9 acres on March 21, 2022. A development schedule was approved for "Conservancy at Jordan Lake" during First Plat approval. Planning Board reviewed Estates at Finley Farm (formerly Conservancy at Jordan Lake) consisting of 45 lots on May 2, 2023, but developer withdrew the submittal prior to the	

project being presented to Board of Commissioners in June 2023.

Section 5.2 C (6) "Approval of a First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioner. Approval shall remain valid provided the Construction Plan application is submitted during the time period. A one-year extension may be granted if the application demonstrates that delays beyond their control are responsible for the lapse and have the extension submitted and reviewed following the process outlined in Section 5.2(D) 4 prior to the expiration of approval...The first phase subdivision must submit Construction Plans within two (2) years of the approval for First Plat."

Phase 1 construction plan approval for 322 lots will expire on March 21, 2024, unless the Board of Commissioners approves an extension/modification request.

Discussion & Analysis:

The request is for an amendment of the Frist Plat, to revise the public rights-of-way to private rights-of-way, widen the right-of-way, extend the Construction Plan submittal date, and to receive road name approval.

Roadways: The roadways were approved for a 50' wide public right-of-way. The right-of-way will be increased to 60' wide right-of-way. The public right-of-way is proposed to be converted to private right-of-way and shall follow Section 7.2 D (2) (3) (4) in the Subdivision Regulations.

Extension Request: Section 5.2 (D) 4 states "The first phase subdivision must submit Construction Plan within two (2) years of the approval for First Plat." The deadline to submit for construction plan is March 21, 2024, the request is for six (6) months extension with a deadline of September 21, 2024. Per the cover letter it states, "Chatham County's standard timeline for all subdivision projects is (24) months for submission of Construction Drawings. For smaller to mid-size projects this is a reasonable time frame. For larger projects with significant on-site and off-site infrastructure; additional time is likely required."

Road Names: Road names were approved at First Plat. When the Estates at Finley Farm first plat was submitted, Emergency Operations released all remaining road names. The road names Adelaide Circle, Ellerston Place, Crystal Downs Lane, Oakland Hills Avenue, Starmount Forest Drive, Lahinch Lane, Somerset Hills Court, Bakers Bay Lane, Ballyneal Drive, Ganton Circle, Carnoustie Court, Saint Andrews Loop, Rock Barn Circle, Sand Hill Court, Muirfield Circle, Kingsbarns Court, Kingston Heath, Pine Needles Lane, Melbourne Trail, Hope Valley Circle, Winged Foot Drive, Sunningdale Circle, Myers Park Trail, Kiawah Circle, Prairie Dunes, Riviera Place, Bandon Dunes Trail, Valderrama Drive, W. Sussex Place, Sawgrass Pond Lane, Royal Birkdale Lane, Mid Pines Place, Swinley Forest Drive, Bethpage Circle, Old Town Court, Wintergreen Court, Victoria Pines Drive, Pine Valley Lane, Woodhall Lane, Cabot Links, Friars Head Place, Shoreacres Drive, Winding Bay Drive, and Whistling Straits Way have been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval.

Timbering: On September 21, 2023, planning staff received a call about timbering on

parcels within the Conservancy at Jordan Lake boundaries. Staff investigated and discovered the property within the boundaries of Conservancy at Jordan Lake had indeed been timbered and was actively being timbered during the investigation. Planning staff have reached out to the County Attorney to determine what effect this activity has on the First Plat approval.

Recommendation:

The Planning Department does not make recommendations on extension requests as this is a policy decision for the Board of County Commissioners. The Planning Department recommends granting approval of the road names Adelaide Circle, Ellerston Place, Crystal Downs Lane, Oakland Hills Avenue, Starmount Forest Drive, Lahinch Lane, Somerset Hills Court, Bakers Bay Lane, Ballyneal Drive, Ganton Circle, Carnoustie Court, Saint Andrews Loop, Rock Barn Circle, Sand Hill Court, Muirfield Circle, Kingsbarns Court, Kingston Heath, Pine Needles Lane, Melbourne Trail, Hope Valley Circle, Winged Foot Drive, Sunningdale Circle, Myers Park Trail, Kiawah Circle, Prairie Dunes, Riviera Place, Bandon Dunes Trail, Valderrama Drive, W. Sussex Place, Sawgrass Pond Lane, Royal Birkdale Lane, Mid Pines Place, Swinley Forest Drive, Bethpage Circle, Old Town Court, Wintergreen Court, Victoria Pines Drive, Pine Valley Lane, Woodhall Lane, Cabot Links, Friars Head Place, Shoreacres Drive, Winding Bay Drive, and Whistling Straits Way and granting approval of the converting the public road to private road and increasing the right-of-way with the following conditions:

1. A copy of the road maintenance policy shall be provided to planning staff prior to recordation of the final plat.