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Vote to approve a request by K. Luke Turner, P.E. on behalf of David Weekley Homes for subdivision **First Plat** review of **Hamlet's Forest Subdivision**, consisting of 47 lots on 118.76 acres, located off Hamlets Chapel Road (SR-1525), parcels 1806, 2035, & 95989

..Abstract

Introduction & Background:

Zoning: R-1
Water System: Public
Sewer System: Private on-site

Subject to 100-year flood: No special flood hazard area within the development.

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 usable area. The Planning Board has two (2) meetings in which to act on the proposal.

Discussion & Analysis:

The request is for First Plat review and recommendation of Hamlet's Forest, consisting of 47 lots on 118.76 acres, located off Hamlets Chapel Road, S.R. 1525. 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.

Roadways: The road is to be built as a 20-foot-wide travel way with a 60-foot-wide public right-of-way.

Historical: The applicant received comments during the Concept Plan TRC Meeting. The Chatham County Historical Association recommended the developer to look into a possible cemetery on the proposed project or in the vicinity of the project. The developer contacted North Carolina Department of Natural and Cultural Resources, a letter provided by this state agency stated, we have conducted a review of the project and are aware of no historic resources which would be affected by the project." CCHA requested the history of the property be honored by road names and requested if there were any historic features be identified.

Schools: Notification of the proposed development was provided to the Chatham County School System. Chris Blice, Chatham County Schools Assistant Superintendent for Operations was contacted by email dated June 12, 2024. Mr. Blice stated, for school buses to enter the neighborhood an amenity location with parking area off the main road would be needed. Otherwise, the bus stop will be at the entrance of the subdivision.

Trip Generation: A Trip Generation Letter was provided a letter dated January 23, 2024, from Exult Engineering stated "the proposed site is expected to generate 494 external daily trips, 37 AM peak hour external trips (9 entering, 28 existing), and 48 PM peak hour external trips (30 entering, 18 existing). The anticipated trip generation of the proposed site is well below NCDOT's threshold (3,000 vehicles per day) for requiring a Traffic Impact Analysis. The proposed site is expected to have minimal impact on the surrounding roadway network."

General Environmental Documentation: The developer submitted the General Environmental Documentation, and a letter dated June 18, 2024, 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 of 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.” Taylor Burton, Senior Watershed Specialist, reviewed the information submitted. Ms. Burton replied in a letter dated July 9, 2024, 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. GED approval letter can be viewed online <https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2024-items/hamlet-s-forest-first-plat>

Community Meeting: A community meeting was held on March 7, 2024, at Chatham County Agricultural and Conference Center, 1192 US Hwy 64 West, Pittsboro. Approximately twenty-four people attended the meeting. Items/issues discussed included the following:

- Perimeter buffer along the west side of the proposed subdivision **Response:** Developer provided a 20' voluntary landscape buffer along the western portion of the subdivision.
- Any greenway space? **Response:** n/a
- Water allocation, erosion control, flooding, wetland impacts. **Response:** Construction documents will account for existing drainage to route water away from new pads.
- Types of homes. **Response:** n/a
- Traffic **Response:** n/a

Additional items may be viewed online

<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2024-items/hamlet-s-forest-first-plat>

Technical Review Committee: The TRC met on August 14, 2024 to review the First Plat submittal. Mr. Luke Turner, P.E. with McKim & Creed and Charlie Yokley with David Weekley Homes were present. Mr. Turner stated the parcel is mostly wooded with some water features and the design is with a main street with three cul-de-sacs. NCDOT roads, one stream crossing to be permitted, public water and private septic.

Discussion included:

- The Water Dept. stated the utility plan was reviewed, split taps are not allowed, and individual service lines will be needed. Maintain a 5-foot offset and no valves in the road. Fire hydrants need to be every 500-feet, would like the hydrants before the bulbs in the cul-de-sacs, and the Water Dept. may ask for a hydrant on Hamlet's Chapel Road. Depending on the placement of the home on lot 16, an incasement pipe may be needed for the extension.
- The Watershed Protection Dept. stated the wetlands and streams need to be labeled in accordance with the riparian buffer report. Be mindful of the SCM's and stream buffers because maintenance cannot be conducted within the buffer.

Septic: A soils report and map were submitted to James Tiger, Chatham County Environmental Health Supervisor II, for review. Mr. Tiger stated, “The proposed subdivision appears adequate based on the information provided. The ability to permit these lots will largely depend on final house location and footprint, desired bedroom number, driveway location,

grading activities, soil suitability, topography, and available space. Additionally, SCM setbacks may reduce reported septic area on some lots.”

Water: County water will serve the subdivision.

Road Name: The road names Hamlets Forest Way, Whistle Stop Court, Chantry Court, and Chancel Court has been approved by Chatham County Emergency Operations Office as acceptable for submittal to the Board of Commissioners for approval.

Water Features: AJ Kamal with Soil & Environmental Consultants, PA (S&EC) completed a site visit on October 12, 2023, and identified fifteen (15) surface waters within the review area that were potentially subject to riparian buffers. AJ Kamal, with S&EC completed the on-site riparian buffer visit with Drew Blake, Asst. Director Watershed Protection Dept., and Phillip Cox, Senior Watershed Specialist on March 31, 2024, to verify the consultant’s findings. A confirmation letter dated April 9, 2024, stated three (3) ephemeral streams, three (3) intermittent streams, one (1) perennial stream, six (6) potential wetlands, and one (1) beaver impoundment. A 30-ft buffer from top of bank landward on both sides of the feature for all ephemeral streams, 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 all perennial streams. On-site determination expires five years from the date of the riparian buffer report. The Jurisdictional Determination has been submitted to the Army Corp of Engineers.

Stormwater and Erosion Control: There are three (3) proposed stormwater devices and as part of the stormwater permitting process additional information will be provided to the Watershed Protection Department during the permitting process. 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 August 28, 2024, for Planning Department staff and various board members to attend.

Pictures of the site visit can be viewed on the Planning Department webpage.

<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/rezonings-subdivision-cases/2024-items/hamlet-s-forest-first-plat>

Planning Board Discussion:

The Planning Board reviewed this item during their September 3, 2024 meeting. Mr. Chris Seamster, P.E. with McKim & Creed and Mr. Charlie Yokley with David Weekley Homes were present. Mr. Yokley gave a brief presentation of the overall project.

Planning Board discussion included:

- Any off-site septic? Mr. Seamster stated all the individual septic systems are on the individual lots and there will not be any stream crossings for septic.
- Will there be a stream crossing for right-of-way between lots 27 and 28? Mr. Seamster stated possibly in the future, a stub-out was requested by the County for landlocked property, at this point we do not know if a road will be built. For now, no there are no plans to impact the stream and don’t know if the stream will be impacted.
- A board member stated this is a simple plan and no further discussion.

How does this relate to the Comprehensive Plan:

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. (Strategy 5.2) This project is located in a rural area of the county on the Future Land Use and Conservation Plan Map. The description for rural is low density development comprised of single-family homes on large lots or in conservation subdivisions with some commercial buildings designed to protect function and form of rural character. Pastures, farms, and forests dominate the landscape. Mix use includes agriculture, large lot residential, supporting service uses, and home-based and small-scale businesses. 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 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.

Budgetary Impact: N/A

Recommendation/Motion:

The Planning Department and the Planning Board recommends by vote 7-0 (1 abstained and 1 recused) granting approval of the road names Hamlets Forest Way, Whistle Stop Court, Chantry Court, and Chancel Court granting approval of the First Plat for **Hamlet's Forest** with the following conditions:

1. Approval of the First Plat shall be valid for a period of twenty-four (24) 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.