

PLANNING & INSPECTIONS DEPARTMENT
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MEMORANDUM

TO: Bonnie Hamersley, County Manager
Board of County Commissioners

FROM: Michael D, Harvey, Current Planning Supervisor

CC: Craig Benedict, Planning Director

DATE: September 4, 2014

SUBJECT: PROJECT FACT SHEET – DUNHILL

This project was originally approved in 2012 by the BOCC and is summarized as follows:

BACKGROUND: The basic facts concerning the current application are as follows:

Applicant(s): David Weekley Homes LLC
15401 Weston Parkway
Suite 175
Cary, NC 27513

Agent(s): Summit Engineering (Engineer of Record)
Joe Lyle – Appraiser
Soil Services PLLC – Environmental Planning

Location: 2301 Mt. Sinai Road – 2,800 feet east of the intersection of Mt. Sinai Road (SR 1718) and NC Highway 86 across from Running Green Road.

Parcel Information:

- a. **PIN:** 9881-15-7138
- b. **Size of parcel:** 68.5 acres in area
- c. **Zoning of parcels:** Rural Buffer (RB)
- d. **Township:** Chapel Hill

- e. **School District:** Orange County Schools
- f. **Future Land Use Map Designation:** Rural Buffer
- g. **Growth Management System Designation:** Rural
- h. **Joint Land Use Plan Designation:** Rural Buffer – Rural Residential Area
- i. **Existing Conditions/Physical Features:** Varying topography with clustered vegetation primarily along the eastern property line. The majority of the property was utilized as pasture to support a farming operation
- j. **Roads:** Vehicular access to the parcel is through Mt. Sinai (SR 1718), a state-maintained road
- k. **Water and Sewer Service:** The property is not located within a primary utility service area.

Surrounding Land Uses:

- a. **NORTH:** Single-family residences zoned RB on lots ranging from 1 to 5 acres in area; undeveloped RB zoned property
- b. **SOUTH:** Single-family residences zoned RB; the J and J Mobile Home Park with 16 residences on a 7.3 acre parcel of property; the Green Valley Farms boarding and grooming kennel (6416 Alexander Drive)
- c. **EAST:** Single-family residences zoned RB with lots ranging from 1 to 3 acres in area
- d. **WEST:** Triangle Land Conservancy property (266 acres in area); single-family residences zoned RB on lots ranging from 2.25 to 3.7 acres in area

Proposal: The petitioner has submitted an application that includes a conventional residential subdivision layout based on the current RB zoning dimensional standards. The applicant is proposing the development of 26 single-family residential lots, each at least 2 acres in area, with an overall proposed density of 1 dwelling unit per every 2 acres of land.

A summary of the proposal is as follows:

Subdivision Type	Number of Lots	Average Lot Size	Area in Open Space	Open Space Percentage
Conventional Plan	26	2 acres	5.09 acres (222,155 sq. ft.)	7.4%

STAFF COMMENT: This proposal is in accordance with the anticipated densities for properties located within the Rural Buffer land use category as defined within the adopted Comprehensive Plan, Rural Designated area as denoted on the Growth Management Systems Map, and the requirements of the Joint Planning Land Use Plan.

Roads: The applicant is proposing to develop 2 public roads to service the project, each constructed to NC Department of Transportation (DOT) standards. The applicant intends to turn these roads over to NC DOT for maintenance at the appropriate time. Specifically, the plan also calls for:

- A main collector road composed of a 50 foot right-of-way with a 20 foot improved travel way and natural drainage ditches on each side of the road. The collector road will terminate in a cul-de-sac near designated open space towards the southern property line,
- A local road composed of a 50 foot right-of-way with a 20 foot improved travel way and natural drainage ditches on each side of the road. The local road shall be terminated in a cul-de-sac as denoted on the plan towards the southeastern property line,
- According to the project engineer, the anticipated traffic volume generated by this development is approximately 249 trips per day at build out, i.e. on average 10 trips per household per day.
- The site plan and application narrative denotes a 5 foot easement outside of the proposed DOT right-of-way to accommodate the proposed off-site sewer lines.

STAFF COMMENT: Staff has determined that the proposed roadway construction and layout is consistent with the requirements of the UDO. In reviewing the matter with Mr. Chuck Edwards of NC DOT staff has been informed there are no concerns over accepting the roads for maintenance so long as they are constructed to DOT standards.

There will be, however, conditions associated with the project, specifically:

1. An encroachment agreement allowing for the location of proposed utility lines shall be required prior to the commencement of utility work,
2. A utility plan will be required for DOT and County review and approval denoting the location of all utility easement(s) and line locations within, and adjacent to, the proposed rights-of-way (i.e. water, sewer, electrical, phone, cable, gas, etc.).

This plan is necessary to ensure adequate spacing between utility lines, proposed stormwater conveyances, and to clearly define who is allowed to operate within these easement areas,

3. DOT shall be involved with the review and approval of the stormwater plan for the project. Orange County Erosion Control shall coordinate the review and approval of the plan with DOT officials.

The applicant has been made aware of these conditions and has not indicated any objection.

Utilities – Water and Sewer: The project is located within the OWASA Long Term Interest Area as denoted on the Water and Sewer Management, Planning, and Boundary Agreement (WASAMPBA) Map. Water and wastewater services are intended to be provided by individual well and septic systems.

The applicant is proposing development of a community well to serve the project. The well is located on a 1.48 acre parcel designated as 'open space' on the submitted site plan.

The submitted site plan indicates wastewater disposal will be handled by individual septic systems located on lots 1 through 22 while lot(s) 23 through 26 will utilize a common, off-site septic area near the southern boundary of the project. As noted on the submitted site plan, a utility easement is located adjacent to the proposed roadways to accommodate the necessary septic and water lines for the project.

STAFF COMMENT: Orange County Environmental Health has indicated preliminary approval for the proposed septic systems. According to the Environmental Health staff the proposed community well site must be approved by NC Division of Water Quality Public Water Supply Section. The typical cadence for the review and approval of a community well is as follows:

1. Applicant applies for the well through the Division of Water Quality,
1. If approved, a copy of the authorization is provided by the applicant to Orange County Environmental Health,
2. Once the well site is approved by the Division of Water quality, and a copy of the approval is submitted, Environmental Health will issue a well permit authorizing construction.
3. Inspections on the well are coordinated between Environmental Health, the well driller, and Professional Engineer of the water system.

Stormwater Drainage: The site plan indicates stormwater will be conveyed through natural ditches along the roadway. A 6,000 sq. ft. treatment area is located within the 3.62 acre recreation/open space lot located along the southwestern boundary of the project.

STAFF COMMENT: Orange County Erosion Control indicates the project, as proposed, appears to comply with local and State regulations. A recommended condition of approval shall be that a formal grading and stormwater management plan shall be approved prior to the commencement of earth disturbing activities.

The applicant has indicated they have no objection to the imposition of this condition.

Land Use Buffers/Open Space: The applicant is proposing to maintain a variable width natural buffer along the perimeter of the project. The total area reserved as land use buffer is 106,775 square feet or 2.5 acres. The submitted site plan also denotes 2 open space areas, totaling approximately 5.09 acres of total land area. The open space shall be maintained by a proposed local property owners association.

The site plan also denotes the placement of street trees as well as trees along interior and rear property lines in accordance with the requirements of Section 6.8.7 (A) and (B) of the UDO.

STAFF COMMENT: Section 6.8.6 (D) of the UDO requires that this project maintain a seventy-five (75) feet land use buffer separating the project from adjacent roadways. The applicant is also proposing a 30 foot Type B buffer along the perimeter of the proposed subdivision.

Staff has determined the proposed land use buffers meet the requirements of the UDO. Recommended conditions, with respect to tree planting, are as follows:

1. The applicant shall submit a detailed landscape plan for approval outlining the location and species of proposed street trees, as well as any necessary modification or augmentation of identified land use buffers, consistent with the approved site plan and in accordance with the provisions of the UDO.
2. The applicant shall submit a detailed landscape plan as part of the zoning compliance permitting process for each individual lot to guarantee compliance with the approved site plan and the provisions of the UDO with respect to the in-between lot planting requirements.

The applicant has indicated they have no objection to the imposition of this condition.

Parkland and Recreation: \$10,972.00 [\$422 x 26 lots] shall be paid to Orange County as payment-in-lieu of parkland dedication prior to recordation of the Final Plat.