

PLANNING & INSPECTIONS DEPARTMENT  
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**MEMORANDUM**

**TO:** Bonnie Hamersley, County Manager  
Board of County Commissioners

**FROM:** Michael D, Harvey, Current Planning Supervisor  
Patrick Mallett, Planner II

**CC:** Craig Benedict, Planning Director

**DATE:** September 4, 2014

**SUBJECT:** NOTIFICATION OF RECEIPT – Major Subdivision Preliminary Plat Application

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Please be advised the Planning staff has accepted for review a Major Subdivision Concept Plan application proposing a 16 lot single-family residential subdivision in accordance with the provisions of Section 2.15 and Article 7 *Subdivisions* of the Unified Development Ordinance (UDO). The basic facts concerning the application are as follows:

**Applicant(s):** Drees Homes  
Attention David Lazzo  
7701 Six Forks Road  
Raleigh, NC 27615

**Location:** Pleasant Green Road - Please refer to the attached vicinity map of the parcel.

**Parcel Information:**

- a. **PIN:** 9893-87-9972
- b. **Size of parcel:** 46.34 acres
- c. **Zoning of parcels:** Rural Residential (R-1) and Lower Eno Protected Watershed Overlay (L-ENO-PW).
- d. **Township:** Eno
- e. **School District:** Orange County Schools.

- f. **Future Land Use Map Designation:** Rural Residential
- g. **Growth Management System Designation:** Rural
- h. **Joint Land Use Plan Designation:** N/A
- i. **Existing Conditions/Physical Features:** Varying topography with heavy vegetation, primarily mixed hardwoods, throughout.

There are streams running through the property with varying slopes. Stream buffer width varies from 65 to 80 feet.

There is no floodplain on the property.

- j. **Roads:** Vehicular access to the parcel is through Paper Birch Lane, a public road that has not been accepted by NCDOT for addition to the State maintained system.
- k. **Water and Sewer Service:** The property is not located within a primary public utility service area according to the Water and Sewer Management Planning Boundary Agreement (WASMPBA).

Proposed lots are to be served by individual well and septic systems.

- Surrounding Land Uses:**
- a. **NORTH:** Single family residences zoned R-1
  - b. **SOUTH:** Single-family residences zoned R-1
  - c. **EAST:** Single-family residences zoned R-1
  - d. **WEST:** Single-family residence zoned AR

**Proposal:** The applicant has submitted an application proposing the development of 16 single-family residential lots with an overall gross density for the project of 1 dwelling unit per every 2.9 acres of land area with approximately 15 acres of dedicated open space. Proposed lots range in size from 1.18 acres (smallest) to 2.18 acres (largest). A summary of the proposal is as follows:

| Number of Lots | Average Lot Size | Area in Open Space (Proposed) | Open Space Percentage |
|----------------|------------------|-------------------------------|-----------------------|
| 16             | 1.5 acres        | 15.3 acres in open space      | 33% in open space     |

**Roads:** The proposal involves the creation of one cul-de-sac public road to service the project, constructed to NC Department of Transportation (DOT) standards. Staff has required the following for this project with respect to emergency vehicle access to the site:

- a. The proposed 20 foot wide Fire Department access easement, off of the cul-de-sac and in between lot(s) 6 and 7, be extended through to Willet Lane.

This is to facilitate emergency vehicle access through the project as well as provide a secondary egress point for local property owners in the case of an emergency.

Staff is not recommending this become an extension of the proposed public road allowing for direct connectivity to Willet Lane or that the easement be constructed to public road standards.

- b. The proposed 20 foot wide access easement denoted off of Willet Lane allowing access to the stormwater area lot be eliminated as it is now redundant.

**Utilities – Water and Sewer:** The applicant is proposing to serve the project with individual wells and septic systems developed on each lot. Sheet 2 of the major subdivision concept plan maps denotes anticipated soil locations on each lot.

**Open Space:** The plan denotes the maintenance of a 30-foot natural buffer along Pleasant Green Road and a 100-foot building setback along the perimeter of the project. Open space is identified in and around the existing streams. The total area reserved as open space is approximately 15.3 acres broken down as follows:

- Primary Open Space: Typically includes riparian buffer areas (i.e. stream buffers), floodplains, property with slopes greater than 25%, wetland areas, natural areas and/or wildlife habitats, and historic sites: **6.83 acres for the project composed of riparian buffer areas.**
- Secondary Open Space: Typically includes woodlands, farmland, property with a slope between 15% to 25%, recreation areas, scenic views, pedestrian access open space areas (POSA), roadside buffers, and green belt linkages: **8.47 acres for the project composed of roadside buffers (i.e. Pleasant Green Road and Willet Drive), POSA's, and wooded areas**

Proposed open space is composed of existing, mature, vegetation and trees with an approximate height of between 50 to 70 feet.

**Land Use Buffer:** The site plan indicates there will be a 30-foot buffer along Pleasant Green Road comprised of existing, dense, vegetation composed of existing, mature, shrubs and trees with an approximate height of between 50 to 70 feet.

The Preliminary Plat was approved by the Planning Board at its September 3, 2014 regular meeting. The earliest, possible, date for presentation of this project to the BOCC will be at its October 21, 2014 regular meeting.