

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:** March 4, 2015

**SUBJECT:** NOTIFICATION OF FINAL INSPECTION – Annandale at Creek  
Wood Major Single-family Residential Subdivision

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Please be advised the Planning staff has completed final inspections at the Annandale at Creek Wood Major Subdivision off of Whitfield Road. A summary of the project is as follows:

Applicant(s): Whitfield Lots LCC  
C/o Tom Hefner  
4130 Garrett Road  
Durham, NC 27707

Agent(s): EarthCentric Engineering  
204 West Clay Street  
Mebane, NC 27302

Project Name: Annandale at Creek Wood

Location: Whitfield Road – approximately 1,200 feet east of the intersection of Whitfield Road and NC Highway 86.

Parcel Information:

- a. **PIN:** 9880-28-1953
- b. **Size of parcel:** 36.46 acres in area
- c. **Zoning of parcels:** Rural Buffer (RB) and Major Transportation Corridor Overlay District (MTC). The

western and southern portions of the property are encumbered by the overlay district.

- d. **Township:** Chapel Hill
- e. **School District:** Chapel Hill/Carrboro 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. **Roads:** Vehicular access to the parcel is through Whitfield (SR 1730), a state-maintained road.
- j. **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).

Surrounding Land Uses:

- a. **NORTH:** Property owned by Duke Forest zoned RB and maintained as forest/open space.
- b. **SOUTH:** Single-family residences zoned RB
- c. **EAST:** Property owned by the Triangle Land Conservancy zoned RB and maintained as forest/open space.
- d. **WEST:** Single-family residence zoned RB

The applicant submitted a Preliminary Plat application for a single-family residential subdivision proposing 11 lots, each at least two acres in area, with an overall proposed density of one dwelling unit per every 3.31 acres of land area with 12.16 acres of open space.

Roads: Two roads shall serve the project, each constructed to NC Department of Transportation (DOT) public road standards, specifically:

- Construction of two cul-de-sac roadways. The first, identified as Dumfries Lane, will provide access to lots 8 through 11. The second, identified as Lochwood Court, will provide access to lots 1 through 7.
- Roads shall be located within a fifty-foot right-of-way and involve a 27-foot improved travel way and a 37-foot cul-de-sac radius that will include curb and gutter. These dimensions comply with NCDOT standards for residential subdivisions.

Utilities – Water and Sewer: The project will be served by individual wells and septic systems.

Stormwater Drainage: Drainage will be conveyed through a curb and gutter system located within the proposed road rights-of-way.

As part of the proposed stormwater management system, the applicant has voluntarily reduced the maximum allowable impervious surface area for the entire project (i.e. roadways, driveways, and all buildings under roof) to 10.7% or 169,937 sq. ft., in order to comply with Section 6.14.7 *Stormwater Management – Nutrient Load* of the UDO.

Open Space: Per Section 7.13.3 (C) (1) and (2) of the Orange County Unified Development Ordinance (UDO) open space for the project is broken down as follows:

**PRIMARY:**

- Wetlands including but not limited to streams, creeks, ponds, reservoirs etc: **6.76 acres** of open space around an existing stream.

**SECONDARY:**

- Roadside Buffer – 75 foot roadside buffer along Whitfield Road: **2.61 acres**
- Woodlands – preservation of existing forested area as an open space buffer: **2.22 acres** west of Dumfries Lane and **.24 acres** east of Lockwood
- Pedestrian Open Space Access (POSA): **.33 acres**

**TOTAL: 12.16 acres (33.31%) of the subject parcel**

Open space areas are composed of existing, mature, vegetation and trees with an approximate height of between 50 to 70 feet.

The developer is providing a pedestrian open space access (POSA) affording potential future connectivity to an adjacent property, owned by TLC, as well as a pedestrian footbridge over the existing stream..

Land Use Buffer: There is a 75-foot buffer along Whitfield Road comprised of existing, dense, vegetation, and trees with an approximate height of between 50 to 70 feet. The applicant also proposed a 50-foot tree protection area along the perimeter of the project abutting TLC and Duke Forest property.

Recreation: The applicant paid a recreation payment-in-lieu of parkland dedication in the amount of \$5,005.00 (\$455.00 times 11 lots) as provided within the UDO.

The Preliminary Plat was approved at the March 23, 2013 BOCC regular meeting. The developer began construction in the spring of 2014 once roadway plans were approved by the NC Department of Transportation. The final plat for the project was recorded within the Orange County Registrar of Deeds office on December 22, 2014.

**INSPECTION:** On March 2, 2015 staff completed an inspection of the project. All roadway construction has been completed and all property has been stabilized in accordance with applicable requirements. We have informed the developer all construction requirements, associated with the infrastructure of the project, have been complied with. Home construction should start soon.