

PLANNING & ZONING REVIEW NOTES

III. C. (2)

SUBJECT: Request by Pittman-Korbin, Inc. for final subdivision review and approval of **“The Cottages at Stonegate, Phase II”**, consisting of 15 lots on 46 acres, located at the intersection of S. R. 1535, Gilmore Road and S. R. 1534, Poythress Road, Baldwin Township.

ATTACHMENTS: 1. Major subdivision application.

2. Final plat entitled “The Cottages at Stonegate, Phase Two”, prepared by Smith and Smith, Surveyors, dated March 7, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final design map for background information.

1/18/05 – Staff approval of five (5) lot minor, Lots 1 – 5.

2/21/05 – County Commissioner granted sketch design approval of 15 lots.

6/20/05 – County Commissioner granted preliminary design approval of 15 lots.

As required by the zoning district, RA-90 and the watershed district, WSII-BW, all lots contain a minimum of 90,000 square feet.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of 15 lots to be accessed by a public, state maintained roadway. A financial guarantee for the completion of the public roadway has been submitted for review and approval by the county attorney.

Septic improvement permits have been received for Lots 6 – 20 from the Chatham County Health Department, Environmental Health Division.

The property lies within a Voluntary Agriculture District. The mylar copy of the plat will display a voluntary agriculture district certificate.

The plat displays all other necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of “The Cottages at Stonegate, Phase Two” with following conditions:

1. The plat not be recorded until the county attorney has approved the financial guarantee.
2. The mylar copy of the plat shall display a voluntary agriculture district certificate.