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.


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.