

III. B.

SUBJECT: Request by John M. Stone and Mary Ann McQuiston for preliminary and final approval of **“Survey for John M. Stone and Mary A. McQuiston”**, consisting of two (2) lots on 15.3 acres located off S. R. 1941, Seaforth Road, New Hope Township.

ATTACHMENTS:

1. Major subdivision application.
2. Copy of sketch design approval letter.
3. Letter from Staley C. Smith, PLS, Smith and Smith, Surveyors, regarding roadway improvements.
4. Final plat entitled “Survey for John M. Stone and Mary A. McQuiston”, prepared by Smith and Smith, Surveyors.

INTRODUCTION AND BACKGROUND: On January 18, 2005, the Board of County Commissioners approved a request for a variance from Section 6.2, Rural Roads, D (1), Private Road, (3) [f], regarding road slope and a request for sketch design approval for two (2) subdivision lots.

DISCUSSION AND ANALYSIS: As stated above, the Board of County Commissioners approved a variance request to allow a 13% road slope for a distance of approximately 350 feet northward from the location where the Phase I county standard roadway stopped south of the creek. The Subdivision Ordinance currently requires that the road slope for a county standard private road not exceed 10%. The Board also approved the sketch design request for the subdivision of Lot 6-B (15.3 acres) into two lots, Lot 6B1 – 8.144 acres, and Lot 6B2 – 6.719 acres. Conditions of approval included upgrading the roadway in New Hope Trails, Phase II to the county private road standard and upgrading a portion of the Phase I roadway, see attachment # 2.

Per attachment # 3, the required improvements have been made and certified by a licensed surveyor.

Septic improvement permits have been received for Lots 6B1 and 6B2 from the Environmental Health Division of the Chatham County Health Department.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting preliminary and final approval of “Survey for John M. Stone and Mary A. McQuiston” as submitted.