

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT: Request by Lat Purser & Associates, Inc on behalf of ITAC 92, LLC for subdivision sketch, preliminary and final approval of **“Chatham Downs Shopping Center”**, consisting two (2) non-residential lots on approximately 2 acres, located off US Hwy 15-501 N and SR-1721, Lystra Road, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #18906
3. Appearance Commission report
4. Site plan for Lots 1 and 2 along with revised landscape plan for Chatham Downs, dated July 8, 2005
5. Final subdivision plat entitled “Chatham Downs Shopping Center”, prepared by Bass, Nixon & Kennedy, Inc., dated 05/05/05.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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

December 8, 2003: County Commissioners approval of B-1 Conditional Use Business District with Conditional Use Permit for various uses.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch, preliminary and final approval of two (2) non-residential subdivision lots, Lots Two and Three. The site plan, sheet L100, shows the proposed structure locations, setbacks, parking and landscaping. Cross easements for parking on the entire site will be recorded prior to recordation of the final plat. During zoning review, the Board previously approved the perimeter landscape plan for the entire project, including lighting and signage. The Chatham County Appearance Committee reviewed the plan again on June 8, 2005 due to the creation of the non-residential lots. See attachment # 3, Appearance Committee Report, for recommendations.

These lots will be accessed by the main entrance to Chatham Downs Shopping Center off Hwy 15-501 N. An Improvement Permit for Wastewater Systems and a Sewage Disposal Construction Authorization have been issued for the entire shopping center site. Utility easement documents for Lots Two and Three will be recorded prior to recordation of the final plat.

The plat also shows a portion of land consisting of 1.8 acres being combined to the Chatham Downs site. This area is coming from portions of Collins and Oakley tracts to the east, as shown on the plat. The Chatham County Health Department, Environmental

Re: “Chatham Downs Shopping Center”
Issues for Further Discussion and Analysis – con’t

Health Division is in the process of reviewing the Collins and Oakley tracts since these tracts area being reduced in size. The Ace Riggsbee family cemetery is located on the portion of land being recombined with the Chatham Downs property. The cemetery location is shown on the plat along with a pedestrian easement for access.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting sketch, preliminary and final approval of the plat entitled “Chatham Downs Shopping Center” with the following conditions:

1. The plat shall not be recorded until staff has received the following documents:
 - (a) Revised Operations Permits for the Collins and Oakley tracts from the Chatham County Health Department, Environmental Health Division.
 - (b) Recorded copy of the cross parking easement for Tracts Two and Three.
 - (c) Recorded copy of all utility easements as required by the Chatham County Health Department, Environmental Health Division.