



**CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
AGENDA ABSTRACT**

**ITEM NUMBER:**  
**MEETING DATE:**

**PART A**

**Subject:** Request by Windjam 23, LLC for subdivision sketch design approval of **“The Hamptons”**, consisting of 89 lots on 183 acres, located off S. R. 1700, Mt Gilead Church Road, Baldwin Township.

**Action Requested:** See Recommendations.

**Attachments:**

1. Major subdivision application.
2. Arc View map, parcel #'s 2960, 63764, 72935
3. Soil Scientist reports and maps.
4. Time schedule for development.
5. Sketch design map prepared by Withers & Ravenel, Engineers/Planners/ Surveyors, dated 12/12/05.

**Submitted By:**

\_\_\_\_\_  
Keith Megginson, Planning Director

\_\_\_\_\_  
Date

**County Manager Review:**

\_\_\_\_\_  
Charlie Horne, County Manager

\_\_\_\_\_  
Date

**This abstract requires review by:**

**County Attorney**

\_\_\_\_\_  
Date Reviewed

**Finance Officer**

\_\_\_\_\_  
Date Reviewed

**Budget Officer**

\_\_\_\_\_  
Date Reviewed

## PART B

*Re: The Hamptons*

**Introduction / Background / Previous Board Actions:**

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

**Issues for Further Discussion and Analysis:**

The developer is requesting sketch design approval of 89 lots to be accessed by public, state maintained roadways. Two entrances are proposed off SR-1700, Mt. Gilead Church Road. One entrance will serve Phases 1 and 3, consisting of 41 lots. Staff recommends a public dedication of right-of-way to the adjoining property of Warren and Wayne Strowd, 147 acres, be shown on the preliminary and final plats, to provide for possible future interconnecting roadways and utilities. The second entrance will access Phase 2, consisting of 49 lots. The sketch plan shows a roadway stub out to the adjoining property of Chatham Land and Timber Mgmt. LLC, 302 acres. The roadway between Phases 2 and 3 is not proposed to connect due to having to cross a creek and the steep topography along the creek. Staff recommends providing public utility easement(s) between the phases and possible pedestrian access. The Planning Board discussed requiring the developer to provide a traffic analysis for the proposed project to include existing and proposed developments and that recommendations made in said analysis be incorporated into the preliminary design.

Lots will be served by county water and individual septic systems with repair areas. A soil scientist report and map for phases 2 and 3 have been provided. See attachment # 3. Thomas Boyce, Soil Specialist, Chatham County Environmental Health Division, has reviewed the reports and maps and found them adequate for sketch design review. The developer has filed applications with Chatham County Environmental Health Division for review of lots 1 – 16 in Phase 1. Septic improvements permits have been furnished for Lots 1 – 16.

An adjacent property owner, Mr. Jerome King, addressed the Board regarding requiring the developer to furnish a public provided facilities study, i.e. impact on schools, fire department, and county water. Mr. Megginson, Planning Director, explained that the impact fee for public school capital improvements had recently been raised from \$1500.00 per lot to \$2900.00 per lot, that the North Chatham Fire Department was located close to the subject property, that a review of water requirements for the project was in the process of being completed by Chatham County Public Works and Hobbs and Upchurch, Engineers and based on this, he did not think the study was warranted.

There is an existing pond in Phase 3 that will be a portion of Lots 21 – 24. Staff has requested the developer calculate the amount of useable area for these lots to determine if there is 40,000 square feet per lot and to show this information on the preliminary and final plats.

The Subdivision Regulation allows subdivisions with more than 50 lots not to follow the six (6) month time limit between sketch design and preliminary design approval if a time schedule of development is submitted and generally followed. See attachment # 4.

Other information requested to be shown on the preliminary and final maps is as follows:

- List acreage or square footage of each lot.
- Add a note stating “Water Hazard Area: No residential structures or septic systems shall be situated within this area.”

**Re: The Hamptons**

**Recommendation:** The Planning Department recommends granting sketch design approval of “The Hamptons” with the following conditions:

1. The preliminary plat shall be revised to include the following:
  - Dedication of public right-of-way and utilities to the Warren and Wayne Strowd property.
  - Temporary turn-arounds at the road stubs to the Strowd property and Chatham Land and Timber property.
  - Public utility easement(s) between Phase 2 & 3.
  - Useable area for Lots 21 – 24.
  - Lot areas.
  - Water Hazard note.
  
2. The developer shall evaluate the possibility of providing pedestrian access between Phases 2 and 3 and if found feasible, show on the preliminary plat.
  
3. The developer shall have a traffic analysis performed to include existing and proposed developments with recommendations of said analysis incorporated in the preliminary design.