

PLANNING & ZONING REVIEW NOTES

V. A.

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**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.

**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.

**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.

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. Said permits will be furnished prior to the January 3, 2006 Planning Board meeting.

***Re: The Hamptons***

**Issues For Further Discussion and Analysis – con't**

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.”

**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.