

PLANNING & ZONING REVIEW NOTES

III. D. 1.

SUBJECT: Request by L. E. D., LLC for subdivision final plat approval of “**Windham, Phase II**”, consisting of 23 lots on 124 acres, located off SR-1700, North Pea Ridge Road, New Hope Township.

ATTACHMENTS: 1. Major subdivision application.
2. Final plat titled “Windham – Phase II”, prepared by Stout Surveying Services, dated October 16, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

Previous Board Actions:

August 15, 2005: County Commissioner sketch design approval of Windham, Phase II, consisting of 22 lots on approximately 123 acres. Sketch design expired.

May 15, 2006: County Commissioner sketch and preliminary design approval of Windham, Phase II, consisting of 23 lots on approximately 123 acres.

Notes on the above can be viewed on the Planning Department web site.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of 23 lots. A financial guarantee for the completion of the public, state maintained roadway, a portion of Chatham County private standard roadway and seeding and mulching of road shoulders has been submitted to the county attorney for review and approval. The county attorney has approved the form and amount of the financial guarantee. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” The Windham, Phase I roadway has been completed as a state maintained road and the Windham Phase II portion serving these lots has been graded and graveled so the lots are accessible to emergency vehicles. County water is not available to the subdivision and the lots will be served by individual wells so water for fire service is not an issue in consideration of whether the public health/safety will not be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Septic improvement permits have been received for all Phase II lots.

Lots 30 and 33 have a minimum of 30 feet of frontage on Hatley Falls Road, a county standard, private road as required at preliminary design review and by the Subdivision Regulations.

RECOMMENDATION: The Planning Department recommends granting approval of the financial guarantee and granting approval of the final plat, “Windham, Phase II” as submitted.