

PLANNING & ZONING REVIEW NOTES

V. A.

---

**SUBJECT:** Request by Dan Sullivan on behalf of Pennington Family Trust for subdivision sketch design approval of “**Pennington Subdivision**”, consisting of 18 lots on 97 acres, located off SR-1716, Big Woods Road, New Hope Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Arc View map, parcel #17348
3. Soil Scientist report and map.
4. Sketch design map entitled “Pennington Subdivision”, prepared by John W. Harris, P. E., dated February 16, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*See major subdivision application and sketch design plan for background information.*  
The majority of the 97 acre tract is zoned RA-5, 3 acre minimum/5 acre average, with a portion zoned RA-40, minimum lot size 40,000 square feet if county water is available. The developer has chosen to maintain a 3 acre minimum/5 acre average throughout the entire tract.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval for 18 lots. The lots are to be accessed through Windfall Creek Subdivision by way of Windfall Creek Drive and Ocoee Falls Drive, proposed public, state maintained roadways. Windfall Creek Drive is off of SR-1716, Big Woods Drive. The Pennington Subdivision will not have an entrance directly off Hwy 64 East and is considered, at this time, a separate subdivision from Windfall Creek. No dedication of right-of-ways to adjoining properties are proposed, due to the adjacent properties being existing subdivision size lots. The property is adjacent to a portion of existing Jordan Woods Subdivision. See attachment # 2.

The 18 lots are proposed to be served by county water and individual septic systems and repair areas. Staff recommends a utility easement be designated to the Jordan Woods property at a location determined suitable by the engineer and Chatham County Public Works. Although the existing lots within Jordan Woods have individual wells, if in the future a need arises to extend county water to the development, an easement will be in place. Thomas Boyce, Chatham County Soil Specialist, has reviewed the soil scientist report and found it adequate for sketch design review. See attachment # 3.

*Re: Pennington Subdivision*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** - con't

The property is located within a WSIV-Protected Area watershed district which requires a 50 foot water hazard buffer along creeks and streams. Windfall Branch, as shown on the sketch plan, flows through the Pennington property and the Windfall Creek Subdivision. During review of Windfall Creek Subdivision, the Board of County Commissioners required a 100 foot water hazard buffer be maintained along that portion of Windfall Branch since the creek flows into the main body of Jordan Lake. The developer is continuing the 100 foot water hazard buffer along Windfall Branch in the Pennington Subdivision also.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of "Pennington Subdivision" with the following condition:

1. The preliminary and final plats shall include a utility easement to the Jordan Woods property at a location determined suitable by the engineer and Chatham County Public Works.