

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request for Steve Christopher for subdivision final plat approval of “**Scarlet Oak**”, consisting of 7 lots on 12 acres, located off S. R. 1530, Polks Landing Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #2380
3. Final plat entitled, “Scarlet Oak Subdivision”, prepared by Smith and Smith Surveyors, dated March 3, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

Scarlet Oak received preliminary plat approval from the Board of County Commissioners on November 7, 2005.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of seven (7) lots to be accessed by a public, state maintained roadway. A financial guarantee in the form of a letter of credit for the completion of the roadway has been submitted to the county attorney for review and approval.

During the initial sketch design review, it was determined by the Chatham County Public Works Department that no additional lots could hook up to the existing water system within Polks Landing Subdivision; therefore, all seven (7) lots will have individual wells. The mylar copy of the plat will have a note stating that public water is not currently available to the development. Septic improvement permits have been received from the Chatham County Health Department, Environmental Health Division.

The mylar copy of the plat will be revised to reflect that the ‘reserve strip’ shown on the paper copy was deeded to the subject property in Deed Book 1170, Page 41; therefore, no longer exists.

RECOMMENDATION: The Planning Department recommends granting final approval of “Scarlet Oak Subdivision” with revisions to the mylar as follows:

1. The mylar copy of the plat shall have a note stating that a public or community water system is not presently available to the subdivision lots.
2. The mylar copy of the plat shall be revised to show that the ‘reserve strip’ was deeded to the subject property in Deed Book 1170, Page 41.