

PLANNING & ZONING REVIEW NOTES

V. B.

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**SUBJECT:** Request by Pittman-Korbin, Inc. for subdivision sketch design approval of “**The Cottages at Stonegate, Phase 3**”, consisting of 11 lots on approximately 64 acres, located off S. R. 1535, Gilmore Road, and S. R. 1534, Poythress Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel 2643.
3. Soil Scientist report and map.
4. Sketch design map prepared by Crowley & Associates, Inc., dated 4/03/06.

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

*See major subdivision application and sketch design map for background information.*  
The Cottages at Stonegate, Phase I, consisting of five (5) lots was approved by staff as a minor subdivision, in 2005. Phase II, consisting of 15 lots was approved as a major subdivision by the Board of County Commissioners on October 17, 2006.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval of 11 subdivision lots. There are also three (3) lots that are over 10 acres in size and exempt from review. Lots 21 – 26 will be served by a state maintained, public roadway off S. R. 1535, Gilmore Road. Subdivision lots 28, 29, and 30 will be served by a private, 40 foot wide easement off SR- 1534, Poythress Road. Exempt lot #'s 27 and 31 will also be served by the private easement. The developer proposes the easement to be gated and paved. Per a note on the plat, all lots will be accessed internally.

A existing 30 foot wide private easement is shown on the map which serves adjacent lots of Emily W. Meacham. This easement area will be designated as common area, to be owned by the Cottages at Stonegate homeowners association, and will continue to be maintained by the users of the easement.

All lots are proposed to be served by individual wells, septic systems and repair areas. A soil scientist report and map has been prepared by Soil & Environmental Consultants, PA. See attachment # 3. Thomas Boyce, Chatham County Soil Specialist, has reviewed the report and found it adequate to support the proposed design.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of The Cottages at Stonegate, Phase 3 with the following condition:

1. The preliminary and final maps shall have a note stating that a public or community water system is not presently available to the subdivision lots.