



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
5-15-06

PART A

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.

Action Requested: See Recommendations.

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.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Re: The Cottages at Stonegate, Phase 3

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.

An 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. The Planning Board requested information be provided at preliminary plat review regarding documentation of said 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 and Planning Board recommend 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.
2. Documentation of permanence of 30 foot private easement serving adjacent lots of Emily W. Meacham and others to be provided at the preliminary plat review.