

PLANNING & ZONING REVIEW NOTES

V. F.

SUBJECT: Request by MAC Development, LLC for subdivision sketch Design approval of “**Cedar Grove Subdivision – Phase V**”, (Lots 29 – 35), consisting of 7 lots on 23 acres, located off S. R. 1540, Jones Ferry Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel # 80488
3. Soil Scientist report and map.
4. Sketch design map entitled “Cedar Grove Phase V”, Lots 29 – 35, prepared by Van R. Finch, Land Surveys, P. A., dated May 15, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

July 1, 2004: Staff approval of a five (5) lot minor subdivision for Cedar Grove.

April 18, 2005: County Commissioner granted final approval of Cedar Grove, Phase II, consisting of 8 lots.

May 19, 2005: County Commissioners granted final approval of Cedar Grove, Phase III, consisting of 4 lots.

November 7, 2005: County Commissioners granted sketch design approval of Cedar Grove Subdivision, Phase IV, consisting of 11 lots on 43 acres. Sketch design expired May 7, 2006 due to hold-ups experienced in obtaining various permits. The Planning Board is currently reviewing Phase IV for sketch and preliminary approval.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of “Cedar Grove, Phase V”, consisting of 7 lots to be accessed by a continuation of Cedar Grove Road, a public, state maintained roadway. The roadway will stop on the west side of Meadow Branch and will include a paved turnaround. Per Tom Bender, Chatham County Fire Marshall, the turnaround may be a t-turnaround or a cul-de-sac meeting the size requirements of the Chatham County Subdivision Regulation. At some point in the future the roadway is planned to cross Meadow Branch to access approximately 11 acres shown as future development.

Each lot will be served by an individual well and septic system and repair area. Lots 32, 34 and 35 are proposed to have off-site septic areas. A 15-foot wide utility easement is provided for access to the off-site areas. See map. Thomas Boyce, Chatham County Soil Specialist, has reviewed the soil report and map, attachment # 3, and found them adequate for sketch design. A more detailed report with lot layouts will be provided at preliminary submittal.

Re: “Cedar Grove Subdivision – Phase V”, (Lots 29 – 35)

FURTHER DISCUSSION AND ANALYSIS – con’t

A 50-foot wide water hazard buffer is shown along Meadow Branch. No structures, septic systems or repair areas are allowed within the water hazard buffer.

The subject property is within one (1) mile of a Voluntary Agriculture District and will require a certificate of notification to be placed on the preliminary and final plats.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Cedar Grove, Phase V” with the following conditions:

1. The preliminary and final plats shall show a turnaround between Lots 31 and 32, on the west side of Meadow Branch.
2. The preliminary and final plats shall display a Voluntary Agriculture District certificate.