

PLANNING & ZONING REVIEW NOTES

III. B. 2.

SUBJECT: Request by David Johnson for subdivision final plat approval of “**Fern Creek Subdivision**”, consisting of four (4) lots on approximately 20 acres, located off S. R. 1714, Sugar Lake Road, New Hope Township.

ATTACHMENTS: 1. Major subdivision application.
2. Arc View map, parcel #'s 80855 and 80856
3. Final plat entitled “Fern Creek Subdivision”, prepared by McKim and Creed, dated June 29, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

July 18, 2005: Board of Commissioners approved a variance request and sketch design request consisting of four (4) lots on approximately 15 acres. Sketch design expired on January 18, 2006.

April 17, 2006: Board of Commissioners approved the variance request and sketch and preliminary design request consisting of four (4) lots on approximately 15 acres.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of four (4) lots accessed by a county standard private road. Staff has received certification from Mark Perry, Licensed Contractor, that the roadway has been constructed to the Chatham County Private Road standards. Per Brian Grogan, Chatham County Erosion Control Inspector, seeding and mulching of the roadway shoulders has been completed, although a permanent ground cover has not yet been established. If a permanent cover has not been established prior to final plat review by the Board of County Commissioners, the developer will submit a financial guarantee to cover potential reseeding and mulching. A road maintenance agreement meeting requirements of Section 6.2, D (2), of the Chatham County Subdivision Regulations, will be submitted to staff for review, prior to final plat recordation.

Staff has received septic improvement permits for all four lots from the Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of “Fern Creek” with the following conditions:

1. If necessary, a financial guarantee, for seeding and mulching, shall be submitted to staff for review, and approval by the county attorney, prior to final plat recordation.
2. A road maintenance agreement meeting requirements of Section 6.2, D (2), of the Chatham County Subdivision Regulations, shall be submitted to staff for review and approval, prior to final plat recordation.