

PLANNING & ZONING REVIEW NOTES

V. D.

SUBJECT: Request by Harrison Pond, LLC on behalf of Harbison Family Trust for subdivision sketch design approval of “**Harrison Pond**”, consisting of 42 lots on approximately 74 acres, located off S. R. 1532, River Forest Road.

ATTACHMENTS:

1. Major subdivision application
2. ArcView Map, parcel # 1907.
3. Soil Scientist report and map.
4. Sketch design map entitled “Harrison Pond”, prepared by CE Group, Inc., dated 5/15/06.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design plan for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting sketch design approval of 42 lots to be accessed by a public, state maintained roadway. The property has a split zoning, RA-40 and RA-5 and a split watershed shed district, WSIV-PA and River Corridor. See sketch design map, attachment # 4. The area marked “Open Space / Permanent Access Easement” at the end of the cul-de-sac between Lots 14 and 15 is recommended to be labeled as “public right-of-way dedication for possible future connection” on the preliminary and final plats.

County water is available and will be utilized. It is recommended that a utility easement be provided to the H. H. Mann property and other adjacent properties as recommended by Chatham County Public Works for possible future extension of water lines. Each lot will be served by individual septic systems and repair areas.

The property has two small creeks that require 50-foot wide water hazard buffers. These buffers are shown on the sketch plan. All lots have a minimum of 40,000 square feet of useable area outside stream buffers and public road right-of-ways. The site is not within the 100-year flood plain. The sketch plan has designated two areas as open space. These areas will be owned and maintained by a homeowners association.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of “Harrison Pond” with the following conditions:

1. The area marked “Open Space / Permanent Access Easement” at the end of the cul-de-sac between Lots 14 and 15 shall be labeled as “public right-of-way dedication for possible future connection” on the preliminary and final plats.
2. A utility easement shall be provided to the H. H. Mann property and other adjacent properties as recommended by Chatham County Public Works for possible future extension of water lines and shown on the preliminary and final plats.