

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT: Request by Jordan Lake Preserve Corporation for subdivision sketch, preliminary, and final approval of **“Heater Utilities, Inc.”**, consisting of four (4) non-residential subdivision lots on approximately 22 acres, located off Hwy 87 N and S. R. 1520, Old Graham Road, Hadley Township.

ATTACHMENTS:

1. Major subdivision application
2. Final plats (cover sheet and five (5) separate maps) entitled “Heater Utilities, Inc.”, prepared by Absolute Land Surveying and Mapping, P. C., dated May 15, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat(s) for background information. The subject property is within Chapel Ridge Planned Unit Development which is located in an unzoned portion of Chatham County. Chapel Ridge was approved by the Board of County Commissioners in January, 2003.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Jordan Lake Preserve Corporation is requesting sketch, preliminary, and final plat approval of four (4) non-residential, subdivision size lots and one over 10 acre, exempt non-residential lot. The five (5) lots are to be deeded to Heater Utilities, Inc., a private utility company that will own and manage the private utility within Chapel Ridge. The Subdivision Regulations state in part in Section 6.4, Lots, C (3) “Properties reserved or platted for commercial, institutional or industrial purposes shall be adequate in size to provide for the type of use and development contemplated.....Land subdivided for commercial, institutional or industrial use shall follow the major subdivision procedure with preliminary plat review by the Board of County Commissioners.” Please review this section for complete language. The five tracts contain the sewer treatment plant, water tower and various pump stations located within the development. See attachment 2, for locations of tracts. The various tracts are accessed off the private roadway or by private utility easement. No commercial driveway permits are required. Impervious surface area is calculated over the entire Chapel Ridge project area.

The plat(s) display the necessary information.

RECOMMENDATION: The Planning Department recommends granting sketch, preliminary, and final plat approval of “Heater Utilities, Inc.” as submitted.