

PLANNING & ZONING REVIEW NOTES

III. C. 2.

---

**SUBJECT:** Request by HBP Properties for final plat approval of “**Legend Oaks, Phase One**”, consisting of 31 lots on 64 acres, located off U. S. Hwy 15-501 N., Williams Township.

**ATTACHMENTS:** 1. Major subdivision application.  
2. ArcView Map, parcel #'s 82764, 18706, and 63576  
3. Final plat entitled “Legend Oaks, Phase One”, prepared by Smith and Smith Surveyors, dated June 3, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**  
See major subdivision application and final plat for background information.

Approvals to date:

April 18, 2005: County Commissioner sketch design approval of 60 lots.

April 17, 2006: County Commissioner preliminary design approval of 63 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final plat approval of Legend Oaks, Phase One, consisting of 31 lots to be accessed by a public, state maintained roadway. During the approval process for the adjoining project, Williams Corner, it was agreed between property owners that there would be a shared entrance between the two projects. This shared entrance is shown on the Phase One final plat. A ‘Subdivision Entrance Agreement and Easement’ has been entered into by both parties, Brantley Powell, developer of Legend Oaks, and Travis Blake, developer of Williams Corner for the construction of the shared entrance. A financial guarantee has been submitted for review by the county attorney for the completion of the public roadway and seeding and mulching of the road shoulders for Phase One. Per Trenton Stewart, P. E. Arcadia Consulting Engineers, PLLC , the water line construction for Phase One has been completed and is not required to be bonded.

Lots will be served by county water. Individual septic improvement permits for Phase One have been issued by The Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting final plat approval of Legend Oaks, Phase One with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.

