

PLANNING & ZONING REVIEW NOTES

III. B. 2.

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**SUBJECT:** Request by Pittman-Korbin, Inc for subdivision preliminary plat approval of “**The Cottages At Stonegate, Phase 3**”, consisting of eight (8) subdivision lots on 64 acres, located off SR-1535, Gilmore Road, and SR-1534, Poythress Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel 2643
3. Preliminary plat titled “The Cottages at Stonegate, Phases 3”, prepared by Crowley & Associates, Inc., and dated May 22, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and preliminary plat for background information, i.e. zoning, road surface, water system, waste water system, and flood. A copy of the sketch design notes can be found on the Planning Department web site. Previous approvals are as follows:

May 15, 2006: Board of County Commissioner sketch design approval.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** Agency reviews required for preliminary review have been received as follows:

NCDOT	Commercial Driveway Permit	July 12, 2006
NCDOT	Road Plan Approval	July 18, 2006
CHATHAM COUNTY	Erosion Control Approval	August 8, 2006

The Chatham County Emergency Operations office has approved the road names Bell Flower Court and Cala Lily Court.

A soil scientist report and map, as required for preliminary design review, have been submitted and reviewed by Thomas Boyce, Chatham County Soil Specialist and found adequate for preliminary submittal.

A condition of sketch design approval required that staff receive documentation as to the permanence of the 30 foot private easement serving adjacent lots of Emily W. Meacham and others. Staff has received a copy of the easement document recorded in Deed Book 456, Page 552.

The wetland area shown adjacent to Bell Flower Court., a public roadway, is not indicated on the Chatham County Soil Survey or the USGS Topographic Quad sheet. The developer has shown a 30 foot wide water hazard buffer along the wetland area, although, not required by ordinance.

*Re: The Cottages At Stonegate, Phase 3*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

Staff recommends notes be placed on the final plat regarding access to Lots 21, 22, 23, 24, 25 and 26 is to be provided by the internal public roadway only and a note stating that a public or community water system is not currently available to the property. A road maintenance agreement for the maintenance of the private road, Cala Lily Court, is required to be submitted with the final plat review.

**RECOMMENDATION:** The Planning Department recommends granting approval of the road names Bell Flower Court and Cala Lily Court and granting preliminary plat approval with the following conditions:

1. A note be placed on the final plat stating that access to Lots 21, 22, 23, 24, 25 and 26 will be provided by the internal public roadway only.
2. A note be placed on the final plat stating that a public or community water system is not currently available to the property.
3. A road maintenance agreement for the maintenance of the private roadway Cala Lily Court, as required by the Subdivision Regulations, Section 6.2 D (2) be submitted to staff for review prior to final plat submittal.