

PLANNING & ZONING REVIEW NOTES

III. B.

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

ATTACHMENTS: 1. Major subdivision application.

2. Final plat titled “The Cottages At Stonegate, Phase 3”, prepared by Smith and Smith Surveyors, dated November 28, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information, i.e. zoning, road surface, water system, waste water system, and flood. A copy of the sketch and preliminary 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 of eight (8) subdivision lots.

September 18, 2006: Board of County Commissioner preliminary design approval of eight (8) subdivision lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval for eight (8) subdivision lots. The development also includes 3 exempt, over 10 acre lots. A financial guarantee has been provided for the completion of the public and private roadways and seeding and mulching of road shoulders. The public road, Bell Flower Court, is designed to provide access to Lots 21, 22, 23, 24, 25, and 26. A note will be placed on the mylar copy of the plat stating that access to these lots will be provided by the internal public roadway only. A note will be placed on the mylar copy of the plat stating the maintenance responsibility for the private easement.

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 received a copy of the easement document recorded in Deed Book 456, Page 552 during the preliminary review.

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.

The Chatham County Health Department, Environmental Health Division has issued septic improvement permits for lots shown on the final plat.

The subdivision meets the requirements of the Subdivision Regulations.

Re: The Cottages At Stonegate, Phase 3

RECOMMENDATION: The Planning Department recommends granting final plat approval of “The Cottages At Stonegate, Phase 3” 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 the maintenance responsibility for the private easement, Cala Lily Court.