

PLANNING & ZONING REVIEW NOTES

III. B.

SUBJECT: Request by MAC Development Company for subdivision final plat approval of “**Cedar Grove Subdivision, Phase V**”, consisting of seven (7) lots on 23 acres, located off SR-1540, Jones Ferry Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #80488
3. Final plat titled “Cedar Grove, Phase V”, prepared by Van R. Finch, Land Surveys, P. A., dated March 8, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

July 1, 2004: Staff approval of a five (5) lot minor subdivision for Cedar Grove, Phase I.

April 18, 2005: County Commissioner granted final approval of Cedar Grove, Phase II, consisting of 8 lots.

May 19, 2005: County Commissioners granted final approval of Cedar Grove, Phase III, consisting of 4 lots.

August, 21, 2006: County Commissioners granted final plat approval of Phase IV, consisting of 11 lots.

October 16, 2006: County Commissioners granted final plat approval of Phase IV A, consisting of six (6) lots.

June 19, 2006: County Commissioners granted sketch design approval of Phase V, consisting of seven (7) lots.

February 20, 2006: County Commissioners granted preliminary design approval of Phase V, consisting of seven (7) lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of seven (7) lots to be accessed by a state, maintained public roadway. The road, Cedar Grove Road, is an extension of the existing roadway serving Phases I, II, III, IV, and IV-A. The road may be extended over Meadow Branch at a later date to serve additional development. A temporary turn-around will be provided, per the Fire Marshall’s requirements, on the west side of Meadow Branch, until such time as the road is extended. A financial guarantee for the completion of the roadway has been provided in the form of a Performance Bond and is being reviewed by the interim county attorney.

Re: "Cedar Grove Subdivision, Phase V"

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Each lot is to be served by an individual well and wastewater system. Lots 32, 33, 34, and 35 have off-site septic systems. Staff has received septic improvement permits for each of the seven lots.

Meadow Branch is shown on the USGS topo map as a perennial stream and is shown to have a 50 foot water hazard buffer. To make the language consistent with the Chatham County Subdivision Regulations and the Chatham County Watershed Ordinance, staff recommends the language be changed on the Mylar copy of the plat to read "50 foot water hazard setback and vegetative stream buffer." There is no floodable area along Meadow Branch in this location.

The plat meets the Subdivision Regulation requirements for final plat approval.

RECOMMENDATION: The Planning Department recommends granting final plat approval of "Cedar Grove, Phase V" with the following conditions:

1. The plat shall not be recorded until the interim county attorney has approved the financial guarantee.
2. Language on the Mylar copy of the plat regarding Meadow Branch shall read "50 foot water hazard setback and vegetative stream buffer."