

PLANNING & ZONING REVIEW NOTES

III. C. 2.

SUBJECT: Request by Windjam 23, LLC for subdivision final plat approval of “**The Hamptons, Phase I, Lots 1 - 16**”, consisting of 16 lots on 41 acres, located off SR-1700, Mt. Gilead Church Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. Final plat titled “The Hamptons, Phase I, lots 1 – 16”, prepared by Withers & Ravenel, dated May 22, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

January 17, 2006: Sketch design approval by the Board of County Commissioners for 89 lots on 183 acres, with the following conditions:

1. The preliminary plat shall be revised to include the following:
 - Dedication of public right-of-way and utilities to the Warren and Wayne Strowd property.
 - Temporary turn-arounds at the road stubs to the Strowd property and Chatham Land and Timber property.
 - Public utility easement(s) between Phase 2 & 3.
 - Useable area for Lots 21 – 24.
 - Lot areas.
 - Water Hazard note.
2. The developer shall evaluate the possibility of providing pedestrian access between Phases 2 and 3 and if found feasible, show on the preliminary plat.
3. The developer shall have a traffic analysis performed to include existing and proposed developments with recommendations of said analysis incorporated in the preliminary design.

The conditions of sketch design have been met.

November 20, 2006: Preliminary design approval was granted by the Board of County Commissioners for Phases 1, 2, and 3 with the following condition:

1. Signage be placed at the location of the dedication of right-of-ways stating that it is the location of a possible future roadway.

Per the engineer, signage will be placed upon completion of roadway construction and prior to release of the financial guarantee.

Re: The Hamptons, Phase I, Lots 1 - 16

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:

The developer is requesting final plat approval of The Hampton, Phase 1. A financial guarantee request has been submitted for the completion of the remaining infrastructure items along with the engineer's certification of percent of work completed and of remaining costs. Section 3.1B. (1) of the Subdivision Regulations states that, "the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered..." The roadways serving these lots have been graded and graveled so the lots are accessible to emergency vehicles. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Final septic improvement permits for each lot have been received from the Chatham County Environmental Health, Environmental Health Division.

The Phase I final map shows a 50 foot wide vegetative stream buffer within Lots 12 & 13. This buffer extends into Phase III along the stream and around a pond. Neither the pond, nor the stream is shown on the USGS Topo map and was not required to be buffered on the sketch or preliminary maps per Section 304 (A) of the Chatham County Watershed Ordinance or Section 6.1, C (3) of the Chatham County Subdivision Regulations. Although not required, the developer has volunteered to provide a 50 foot wide buffer. The house sites and septic areas are all located outside the 50 foot wide buffer.

RECOMMENDATION: The plat displays the necessary information and meets the requirements of the Subdivision Regulations with other agency approvals and the Planning Department recommends granting final approval of "The Hamptons, Phase I" as submitted.