

PLANNING & ZONING REVIEW NOTES

III. C. 3.

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**SUBJECT:** Request by Windjam 23, LLC for subdivision final plat approval of **“The Hamptons, Phase III, Lots 18 - 40,** consisting of 23 lots on 41 acres, located off SR-1700, Mt. Gilead Church Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Composite map showing Phases I, II, and III.
3. Final plat titled “The Hamptons, Phase III, Lots 18 – 40”, 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.

The preliminary map provided a private pedestrian access within the public utility easement from Phase II to Phase III. Per the engineer the “20’ public storm drainage easement” shown within Lot 36 is incorrectly labeled and will be corrected on the final mylar copy to read “20’ public utility easement and private pedestrian easement”.

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 III, Lots 18 - 40*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:**

The developer is requesting final plat approval of The Hamptons, Phase III. A composite map of the three phases of The Hamptons has been included in this packet for reference. As stated above, Phase II has received preliminary design approval and will be submitted at a later date for final plat approval. Phase II, located south of Phases I & III will have its own entrance off SR-1700. A financial guarantee request has been submitted for the completion of the remaining infrastructure items for Phases I and III along with the engineers certification of percent of work completed (approximately 90% +) 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 III final map shows a 50 foot wide water hazard setback / vegetative stream buffer around a pond within Lots 21, 22, 23, 24, and along the stream north and south of the 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 III” as submitted.