

PLANNING & ZONING REVIEW NOTES

V. B.

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**SUBJECT:** Request by Karen M. Kemerait, Attorney with Blanchard, Miller, Lewis & Styers, P. A. on behalf of Contentnea Creek Development Co. for an approval of a revision to an existing development schedule for **Cooper Subdivision**.

**REQUESTED ACTION:** See recommendation.

**ATTACHMENTS:** 1. Request letter dated April 8, 2008 to Keith Megginson, Chatham County Planning Director from Karen M. Kemerait, Attorney, with Blanchard, Miller Lewis & Styers, P. A. along with a revised development schedule.

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

October 16, 2006: Approval by the Board of County Commissioners to rezone 130 acres from RA-5 to RA-90 and for a Conditional Use RA-90 Permit for a 63 lot single family residential subdivision with site plan.

November 19, 2007: Approval by the Board of County Commissioners for subdivision preliminary plat approval for Phase I, consisting of ten (10) lots on 23 acres with revisions to the balance of the existing sketch plan and approval of a development schedule as follows:

Phase I – 10 lots – Prel. approval by Oct 2007 -- Complete construction +/- May, 2008  
Phase II - 24 lots – Prel. approval by July 2008 – Complete construction +/- Jan, 2009  
Phase III – 26 lots – Prel. approval by Oct, 2008 – Complete construction +/- May, 2009

During discussion of the Phase I preliminary design request, with the Board of County Commissioners, the developer's attorney stated that the developer had voluntarily agreed to perform an environmental impact assessment on the balance of the property, Phases II and III. This was not made a condition of approval.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** As stated in the letter, dated April 8, 2008, Contentnea Creek, developer of the Cooper Subdivision, is concerned about being able to meet the preliminary plat submittal deadlines for Phases II and III as stated above in the development schedule due to the amount of time necessary to complete an Environmental Impact Assessment along with the amount of time needed for review of the EIA by Fred Royal, Chatham County Environmental Resource Director, and the Environmental Review Board. The developer would like to have sufficient time to complete this process, work with the recommendations of the ERB and present a preliminary plan to reflect changes based on the EIA. The developer has not yet submitted their EIA to Chatham County for review. *The revised development schedule is proposed to be as follows:*

*Re: Cooper Subdivision*

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

<i>Phase</i>	<i>Preliminary Plat Submittal</i>	<i>Final Plat Submittal</i>
<i>Phase I</i>	<i>Submitted October, 2007</i>	<i>18 months after preliminary plat approval</i>
<i>Phase II</i>	<i>Submitted by April, 2009</i>	<i>18 months after preliminary plat approval</i>
<i>Phase III</i>	<i>Submitted by April, 2009</i>	<i>18 months after preliminary plat approval</i>

This schedule will extend the preliminary plat submittal deadlines by approximately 12 months. The request seems reasonable.

**RECOMMENDATION:** The Planning Department recommends granting the request for a revised development schedule as stated above and in attachment # 1.