



## Chatham County Planning Board Agenda Notes

Date: December 5, 2017

Agenda Item: VII-1      Attachment #: 1

- Subdivision     
  Conditional Use Permit     
  Rezoning Request  
 Other:

<b>Subject:</b>	Request by Kirk T. Metty, PE., President, Lewis Metty Development, Inc. on behalf of Cedar Mountain Subdivision for a <b>twelve (12) month extension of the preliminary plat deadline to extend the deadline from January 16, 2018 to January 16, 2019.</b>
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	1. Request for Extension of Preliminary Plat, dated October 30, 2017 prepared by Kirk T. Metty, P. E., President, Lewis Metty Development, Inc.

**Introduction & Background:**  
**Zoning District :** R-1  
**Watershed District:** WSIV-PA  
**Water Source:** private on-site wells  
**Septic:** private on site and off septic areas  
**Within 100 year flood plain:** No

Cedar Mountain Subdivision was approved under the pre-2008 Subdivision Regulations and received preliminary plat approval for 65 lots by the Board of County Commissioners on 7/16/2007. The roadway is proposed to be a public, state maintained road and the lot sizes range from 1.50 acres to 8.40 acres with an average lot size of 2.3 acres. There have been two 24 month extension requests from the developer to extend the preliminary plat expiration date. The requests were approved by the Board of County Commissioners in 2013 and 2015. **The current preliminary plat expiration date is January 16, 2018.** To date 53 lots have received final plat approval with 12 lots remaining to be final platted. If an extension request is not granted or the final plat for the remaining 12 lots is not submitted prior to the expiration date, the subdivision approval will expire and any future subdivision requests will be required to be reviewed under the current Subdivision Regulation requirements.

**Discussion & Analysis:** The developer is requesting a 12 month extension of the preliminary plat expiration date to extend it from January 16, 2018 to January 16, 2019. Per the request, the developer does not anticipate receiving approval of the septic improvement permits for the remaining 12 lots from Chatham County Environmental Health until sometime in December, 2017 and is concerned that he will be unable to submit for a final plat review by the December 12, 2017 pre-2008 subdivision deadline. The last pre-2008 subdivision deadline prior to expiration of the preliminary plat is January 12, 2018. A condition of the 2007 preliminary plat approval stated “Prior to recordation of the final plat, the developer shall install all of the supply lines for the off-site sewage treatment systems at one time, use only gravel less systems, have one contractor complete all of the work, and install the supply lines at least 30 inches deep.” The developer has filed applications with Chatham County Environmental Health to obtain septic improvement permits for the 12 remaining lots. Per Thomas Boyce, LSS, REHS, Chatham County Environmental Health, the applications have been filed and the installation of the required supply lines for the off-site septic systems is in process. Once the supply lines have been installed by the contractor and the installation has been approved by Mr. Boyce, the septic improvement permits can be written. Changes to the final plat regarding the supply line easements due to installation issues may be required.

**Recommendation:** The Planning Department is not making a recommendation on the request for an extension of the preliminary plat expiration deadline as this is a policy decision to be made by the Board of County Commissioners.