



**Staff Report**  
**Major Subdivision - Preliminary Plan**  
**County Commission District: 3 – Bobby Lockett**  
**File Number P-171201-00123-1**  
**August 7, 2018**

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**Norwood Stables Subdivision**  
**2304 Norwood Avenue**  
**PIN: 1-0360-02-006 and 007**  
**7.22 Acres – 32 Lots**  
**Zoning: R-2/EO and R-1/EO**  
**File Number P-171201-00123-1**  
**Maupin Engineering, Engineer/Surveyor**  
**Jay Maupin, Agent**  
**Development Associates, Inc., Owner – Guy Davidson**  
**Gary Plumbley, MPC Project Planner**

**Report Status:**      **Initial Report**

**Nature of Request**

The petitioner is requesting MPC approval of a Preliminary Plan for a 32-lot Major Subdivision located on the northwest side of Norwood Avenue, approximately 120-feet southwest of Burke Avenue. The subject property is split zoned. A portion is within the R-1/EO (Single Family Residential 5 units per net acre) zoning district and the remainder is in the R-2/EO (Two-Family Residential 5 units per net acre) as identified on the attached zoning map.

**Findings**

1.     **Purpose:** The purpose of the proposed subdivision is to divide a 7.22-acre tract of land in order to create a residential subdivision to consist of 9 single family lots and 23 duplex lots for a total of 54 dwelling units. The majority of the site is zoned R-2/EO which allows both one and two-family structures as a permitted use. However, the western portion of the site (approximately 235 feet) is currently zoned R-1/EO which allows one-family detached structures as a permitted use but does not allow two-family structures. Based on this finding, the structures to be built on Lots 14 through 21 will be restricted to single family detached homes.
2.     **Notice:** A courtesy notice was sent to all property owners located within 300 feet of the subject property. As of July 31, staff has not received any comments. If comments are received, they will be presented at the MPC pre-meeting.
3.     **Site:** The subject property is 7.22 acres in size and was previously used as a commercial horse riding facility. There are several existing structures located on the site which will be removed in conjunction with the development of the proposed subdivision. The adjacent land use and zoning districts include:



<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Lansing Avenue Single Family Residential	R-1/EO
South	Norwood Avenue Single Family Residential	R-1-B/EO [1]
East	Single Family Residential	P-R-1-S/EO [2]
West	Single Family Residential	R-1-B/EO

[1] R-1-B/EO – Single Family Residential – 2 units per net acre/Environmental Overlay  
 [2] P-R-1-S/EO – Planned One Family Residential Small Lot SD/Environmental Overlay

4. All lots are vacant and will vary in size from 7,200 square feet to 9,674 square feet with a lot width of not less than 60 feet. In addition to the proposed residential lots, the proposed subdivision will also have 14,490 square feet of Common Area located on the northeast portion of the site.
5. All lots within the proposed subdivision will be provided water by Water Utility Management and sanitary sewer by Chatham County.
6. All lots will have frontage and access along a yet-to-be-named paved private road with a 60-foot right-of-way. Lot 1 and the designated Common Area will also have frontage along Norwood Avenue, an existing paved public street with a 60-foot right-of-way. Lots 17 and 18 will also have frontage along Lansing Avenue, an existing paved public street with a 50-foot right-of-way. However, direct access to Norwood Avenue and Lansing Avenue will be restricted.

The minimum right-of-way width for a public street located within unincorporated Chatham County is 60 feet. All proposed subdivisions located along streets with a substandard right-of-way are required to dedicate (the County Engineer has by policy changed this to a reservation in lieu of a dedication) one half of the deficit amount as additional road right-of-way. Based on this requirement, a five-foot reservation for additional right-of-way will be required for Lots 17 and 18 along Lansing Avenue. However, the reservation for additional road right-of-way can be omitted upon a finding by the County engineer that the additional right-of-way is not needed.

7. The required off-street parking for this development is two spaces for each residential unit. Based on this requirement, the lots that are developed with two two-family structures will be required to have four off-street spaces. The petitioner has stated that each residential unit will have a two-car garage which will satisfy the required parking. Also, each two-family lot will have a paved parking area within the front portion of the lot approximately 40 feet in width. This will provide an additional four off-street parking spaces which can be used for overflow and visitor parking.



The typical lot width of all lots will be 60 feet. This will provide 10-feet of green space on each side of the off-street parking spaces. Assuming each lot is developed in this manner, a 20-foot wide on-street parking space could be established intermittently on the private street to provide additional parking for visitors.

8. The existing tree within the proposed Common Area provides a significant number of the required Tree Quality Points. However, a significant portion of the drip edge of the canopy is impacted by the proposed development. Because of this, the Tree Quality Points might be reduced which would result in the requirement to plant additional trees.
9. The stormwater generated by the proposed development will be detained in an onsite detention pond located within the designated Common Area. The proposed Drainage Plan must be approved by the County Engineer in conjunction with the approval of a Preliminary Plan.
10. Sidewalks are required and will be installed on both sides of the proposed private street. Sidewalks are also required along the north side of Norwood Avenue and the south side of Lansing Avenue. However, because residents will not have access on Lansing Avenue, the majority of the lots along this section of Lansing Avenue oriented toward other streets, thereby creating rear yards along Lansing Avenue; and there are no existing sidewalks on Lansing Avenue. Because of these findings, a variance from providing sidewalks along Lansing Avenue is recommended.
11. The proposed Subdivision and Preliminary Plan, if approved, would not be detrimental to properties within the general area or to Chatham County.

### **Recommendation**

The MPC staff recommends **approval** of a variance from the requirement to install a sidewalk on the south side of Lansing Avenue. Staff further recommends **approval** of the proposed Preliminary Plan subject to the following conditions:

1. Revise the Preliminary Plan to eliminate the non-improved area of the turnaround. This area must be shown as permanent paving which may include asphalt, concrete, or pervious pavers. This is necessary because the radius of the turnaround is not sufficient to accommodate fire trucks or other large vehicles.
2. Revise the Preliminary Plan to show a 10-foot tree easement on all lots along the proposed private street. In addition, the proposed street trees shall be located within the tree easement in accordance with the County standards for street trees.
3. Approval of the required Tree Quality Points by the Chatham County arborist.
4. Revise the Preliminary Plan to show the specific location and details of the proposed emergency gate adjacent to Lansing Avenue. The emergency gate must have a Knox Box and a Click to Enter button which must be noted on the plans as required by Chatham County Emergency Services.



5. Revise the plans to include the proposed right-of-way as part of the common area. This will aid in showing that the street right-of-way is privately owned and not public. Also, the name of the proposed Private Street must be submitted to and approved by the MPC staff.
6. Revise the Preliminary Plan to show a sidewalk along the subject site on the west side of Norwood Avenue. Also, the sidewalk shown on both sides of the proposed street must be extended to intersect the sidewalk on Norwood Avenue.
7. The proposed Drainage Plan must be approved by the Chatham County engineer as a condition of approval of the Preliminary Plan.
8. Approval of the required Tree Quality Points by the Chatham County arborist.
9. Revise the Preliminary Plan to show a five-foot reservation for additional right-of-way on Lots 17 and 18 along Lansing Avenue. This condition may be omitted upon a finding by the County engineer that the additional right-of-way is not needed.
10. The residential structures to be constructed on Lots 14 through 21 will be limited to single family detached only, based on the fact that these lots are located within an R-1/EO zoning district. This condition may be omitted if the subject lots are rezoned to a classification that would allow other types of residential uses.
11. Adherence to all Chatham County development regulations and approval by the Chatham County Health Department, the County Engineer, and the County Commission.