COUNTY DEPARTMENT AGENDA REQUEST

Department:	Public Works	Presenter(s):	Phil Mallon
Meeting Date:	Thursday, May 14, 2009	Type of Request:	Consent

Wording for the Agenda:

Approval of staff's recommendation to accept Boatwater Bend, Wood Canoe Court, and Dock Street Alley of Longboat Subdivision into the County Road System, subject to the terms of the letter of credit. This subdivision is located in Land Lot 70 of the 7th District, fronts on SR 54 West, is zoned R-40, and consists of 25 single-family dwelling lots.

Background/History/Details:

At this time, the Fayette County Subdivision Regulations, Section 9. Acceptance and Guarantee of Completed Minimum Improvements, Section 9-3. Acceptance states: Upon receipt of the maintenance bond or letter of credit, the Public Works Director shall within 30 days request that the Board of County Commissioners formally accept the roads into the county road system, subject only to the terms of the maintenance bond or letter of credit.

The Subdivision Regulations are currently being revised to delete this requirement. The BOC will hear a request from Staff on Thursday, April 23, 2009, to advertise the proposed amendments for the BOC to consider on May 28, 2009. Pending revision of the Subdivision Regulations, the Board of Commissioners is asked to take action to accept the above-named streets.

The Public Works Director has reviewed/accepted a letter of credit and verified that the work to the street conforms to the standards of the Fayette County Subdivision Regulations. The Final Plat has been reviewed/approved by the Administrative Staff and was unanimously approved by the Planning Commission on Thursday, April 16, 2009.

What action are you seeking from the Board of Commissioners?

Vote by the Board of Commissioners to formally accept Boatwater Bend, Wood Canoe Court, and Dock Street Alley of Longboat Subdivision into the County road system, subject to the terms of the letter of credit.

If this item requires funding, please describe:

Not Applicable

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	Yes	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Yes	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

1. **Consideration of the Final Plat, Longboat Subdivision, Robert Mooney of Cobblestone South Development, Owner. This property is located in Land Lot 70 of the 7th District, fronts on SR 54 West, is zoned R-40, and consists of 24 single-family dwelling lots and an amenity area.**

Chairman Powell advised that this is the PC's inaugural approval for a Final Plat. He pointed out that the Administrative Staff have approved and signed the final plat. He confirmed that Robyn Wilson would endorse the final plat on the PC's behalf after their approval of the final plat.

Bob Mooney requested approval of the Final Plat as submitted.

Chairman Powell said that Mr. Mooney had done a great upgrade on the dam. He noted that the dam did not qualify for the Georgia Safe Dam Act. He asked that the surveyor also sign the signature line also and not just across the seal.

Al Gilbert made a motion to approve the Final Plat. Bill Beckwith seconded the motion.

Tim Thoms asked if any of the reviewing departments would provide comments on any deficiencies.

Pete Frisina replied that the final plat is a representation of what is on the ground and has been approved and signed by the reviewing departments.

Chairman Powell stated that he is under the assumption that since the reviewing departments have signed the final plat that all requirements have been met. He pointed out that the checklist references the amount of contiguous buildable area; however, the final plat was in the process when this requirement was adopted and therefore, it is exempt from this requirement. He said that the final plat indicates that Lots 11 thru 18 and the amenity area may vary in size due to the dam modification and/or sediment erosion.

Dennis Dutton explained that this was a requirement requested by the Engineering Department due to changes in the level of the lake and was measured in a straight line distance instead of following the waters edge.

Hearing no further comments, Chairman Powell called for the vote. The motion unanimously passed 5-0.

Mr. Frisina advised that Robyn Wilson will sign the final plat on Monday and then she will send a request to have the BOC formally accept the streets into the County Road System subject to the terms of the letter of credit. He stated that the BOC would consider the formal acceptance on May 14, 2009. He added that building permits could not be issued until the streets are formally accepted by the BOC.