

PLANNING & ZONING REVIEW NOTES

III. C. (1)

SUBJECT: Request by Fitch Creations for final subdivision review and approval of “**Millcroft Cluster Homes, Close Two**”, consisting of three (3) lots on .941 acres, located off Millcroft (proposed public road), Williams Township.

ATTACHMENTS: 1. Major subdivision application.

2. Final plat entitled “Millcroft Cluster Homes, Close Two”, prepared by Van R. Finch, Land Surveyor, P. A., dated September 12, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information. The property is a portion of the Fearington Planned Unit Development.

This ‘close’ is a part of the preliminary review for Millcroft Cluster Homes. If the Board has acted favorably on the preliminary review, then this final review may continue.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval for three (3) lots to be accessed by a private drive, Duplin, off Millcroft (proposed public roadway). A financial guarantee in the form of a cashier’s check has been approved by the county attorney for the construction of the sanitary sewer and final seeding and mulching. Lots will be served by county water and the Fearington sewer treatment plant. Water service is currently provided within the right-of-way of Millcroft. Lots 4060, 4061, and 4062 will only require a service connection to the existing water lines; therefore, no new water line extension is required.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of “Millcroft Cluster Homes, Close Two” as submitted.