

PLANNING & ZONING REVIEW NOTES

III. C. (3)

SUBJECT: Request by Van R. Finch, Surveyor on behalf of Contentnea Creek Development Co. for final subdivision review and approval of “**Windfall Creek, Phase I**”, consisting of 14 lots on 57 acres, located off S. R. 1716, Big Woods Road, New Hope Township.

ATTACHMENTS:

1. Major subdivision application
2. Final plat entitled “Windfall Creek, Phase I”, prepared by Van R. Finch, Land Surveys, P. A., dated August 12, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final design map for background information.

9/20/04 – County Commissioner sketch approval of 55 lots

6/20/05 – County Commissioner sketch and preliminary design approval of 55 lots

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Phase I consisting of 14 lots. A financial guarantee in the form of a Performance Bond for the completion of the public roadway and water lines has been approved by the county attorney.

Septic improvement permits for Lots 1 – 14 have been received from the Chatham County Health Department, Environmental Health Division.

Lots size average for Phase I is approximately 3.8 acres. The zoning district requires a three (3) acre minimum and a five (5) acre average. When the subdivision is fully completed, the overall average of lots will be five (5) acres or greater.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of “Windfall Creek, Phase I” as submitted.