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


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.