

PLANNING & ZONING REVIEW NOTES

III. C.

SUBJECT: Request by PK Chatham for subdivision final approval of “**Cattail Creek Subdivision**”, Lots 6 – 11, consisting of 6 lots on 14 acres, located off S. R. 1506, White Smith Road, Hadley Township.

ATTACHMENTS: 1. Major subdivision application.

2. Final plat entitled “Lots 6 through 11, Cattail Creek Subdivision”, prepared by Richard Ellis Bullock, Jr., dated 10/10/05.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

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

February 13, 2004: Staff approval of a five (5) lot minor subdivision

November 15, 2004: County Commissioner sketch design approval for 76 lots

June 20, 2005: County Commissioner preliminary design approval for 72 lots

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Lots 6 – 11 of Cattail Creek. A financial guarantee in the form of an Official Check, for the completion of the portion of public roadway serving lots 6 – 11, has been submitted for review and approval by the county attorney. Lots 6 – 11 have received final septic improvement permits from the Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of Lots 6 through 11, “Cattail Creek Subdivision” with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.