



CHATHAM COUNTY BOARD OF COMMISSIONERS AGENDA ABSTRACT

ITEM NUMBER:
MEETING DATE:
10-17-05

PART A

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.

Action Requested: See Recommendations.

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.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

☒ **County Attorney**

Date Reviewed

☒ **Finance Officer**

Date Reviewed

☐ **Budget Officer**

Date Reviewed

PART B

Re: Windfall Creek, Phase I

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 and Planning Board recommend granting final approval of “Windfall Creek, Phase I” as submitted.