

PLANNING & ZONING REVIEW NOTES

III. B. 2.

SUBJECT: Request by P K Chatham for subdivision final plat approval of **Cattail Creek, Phase 2, Lots 14 – 18**, consisting of 5 lots, on 11 acres, located off SR-1506, White Smith Road, Hadley Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #60065
2. Final plat entitled “Cattail Creek Subdivision”, prepared by Richard Ellis Bullock, Jr., Professional Land Surveyor, dated 11/30/05.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

Approvals to date:

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.
November 7, 2005: County Commissioner final plat approval of Cattail Creek, Phase 1, consisting of 6 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Cattail Creek, Phase 2, Lots 14 – 18. A financial guarantee is in place for the completion of the portion of public roadway serving these five (5) lots. Septic improvement permits have been received for Lots 14 – 18 from the Chatham County Health Department, Environmental Health Division.

RECOMMENDATION: The Planning Department recommends granting final plat approval of Cattail Creek, Phase 2.