

PLANNING & ZONING REVIEW NOTES

III. B. 1.

SUBJECT: Request by James P. Kiernan for subdivision final plat approval of “**Cattail Creek, Phase 3**”, consisting of 6 lots on approximately 16 acres, located off S. R. 1506, White Smith Road, Hadley Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #60065
3. Final plat entitled “Cattail Creek Subdivision, Phase 3” (Lots 12, 13, 19-22), prepared by Richard Ellis Bullock, Jr., Professional Land Surveyor, dated 02/09/06.

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.
January 17, 2006: County Commissioner final plat approval of Cattail Creek, Phase 2, consisting of 5 lots.

ISSUES FOR FURTHER DISCUSSION AND ANNAYLSIS: The developer is requesting final plat approval for Phase 3, consisting of six (6) lots to be accessed by a public roadway. A financial guarantee has been reviewed and approved by the county attorney for the completion of the roadway in Phase 3. Septic improvement permits have been received for the six (6) lots in Phase 3. Items to be added to the mylar prior to recordation are:

*Site triangles at the intersection of Rebecca Lane and Isabel Court and Olivia Lane.
* Flood map panel #37100970400J, draft, dated July 13, 2005 to Flood Statement.
*Change Roadway Maintenance Statement to read “The 60 foot public roadway right-of-way shown hereon shall be maintained by the Cattail Creek Developers or the Homeowners Association until such time that it is approved and accepted by the North Carolina Department of Transportation at such time becoming a public right-of-way”.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of “Cattail Creek, Phase 3” with the following condition:

1. Prior to recordation of the plat the following information shall be added:

*Site triangles at the intersection of Rebecca Lane and Isabel Court and Olivia Lane.
* Flood map panel #37100970400J, draft, dated July 13, 2005 to Flood Statement.
*Change Roadway Maintenance Statement to read “The 60 foot public roadway right-of-way shown hereon shall be maintained by the Cattail Creek Developers or the Homeowners Association until such time that it is approved and accepted by the North Carolina Department of Transportation at such time becoming a public right-of-way”.