

PLANNING & ZONING REVIEW NOTES

III. C. 1.

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**SUBJECT:** Request by Michael D. Poe for subdivision final plat approval of “**Cattail Creek Subdivision**”, **Phase 4, Lots 23 – 38**” consisting of 16 lots on 32 acres, located off S. R. 1506, White Smith Road, Hadley Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel #60065
3. Final plat entitled “Cattail Creek Subdivision, Phase 4, Lots 23 – 38”, prepared by North Arrow Surveying & Mapping, PLLC.

**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 Phase 1, consisting of 6 lots.
January 17, 2006:	County Commissioner final plat approval of Phase 2, consisting of 5 lots.
March 20, 2006:	County Commissioner final plat approval of Phase 3, consisting of 6 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final plat approval of Cattail Creek, Phase 4, Lots 23 – 38. A financial guarantee has been submitted to the county attorney for review, for the completion of the construction of the public roadway and seeding and mulching of road shoulders for Phase 4. Septic improvement permits have been received from the Chatham County Health Department, Environmental Health Division, for Lots 23 – 38. The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting final plat approval of Cattail Creek, Phase 4, Lots 23 – 38 with the following condition:

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