



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
7-17-06

PART A

Subject:

Request by Contentnea Creek Development Co. for subdivision final plat approval of **“Windfall Creek, Phase II”**, consisting of eight (8) lots on 43 acres, located off SR-1716, Big Woods Road, New Hope Township.

Action Requested:

See Recommendations.

Attachments:

1. Major subdivision application.
2. ArcView map, parcel 17379 & 17376
3. Final plat entitled “Windfall Creek, Phase II”, prepared by Van R. Finch, Land Survey, P. A., dated June 9, 2006.

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 II

Introduction / Background / Previous Board Actions:

See major subdivision application and final plat for background information.

Approvals to date:

9/20/04: County Commissioner sketch design approval of 55 lots.

6/20/05: County Commissioner sketch and preliminary design approval of 55 lots.

10/17/05: County Commissioner final plat approval of Phase I, consisting of 14 lots.

Issues for Further Discussion and Analysis: The developer is requesting final plat approval of Phase II consisting of eight (8) lots to be accessed by a public, state maintained roadway. A financial guarantee in the form of a Performance Bond for the completion of the roadway plus the water line connection over a culvert within Phase II has been submitted to the county attorney for review and approval.

County water is available and is being utilized. Septic improvement permits for Lots 15, and 49 – 55 have been received from the Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

Recommendation: The Planning Department and Planning Board recommend granting final plat approval of “Windfall Creek, Phase II” with the following condition:

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