

PLANNING & ZONING REVIEW NOTES

III. B. 1.

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**SUBJECT:** Request by MAC Development Company for subdivision final plat review of “**Cedar Grove, Phase IV**”, Lots 18 and 24 – 28, consisting of 6 lots on 25 acres, located off SR-1540, Jones Ferry Road, and Cedar Grove Road, Baldwin Township.

**ATTACHMENTS:** 1. Major subdivision application.  
2. Final plat entitled “Cedar Grove, Phase IV”, prepared by Van R. Finch, P. A., dated June 27, 2006.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and final plat for background information.

Approvals to date:

*July 1, 2004:* Staff approval of a five (5) lot minor subdivision for Cedar Grove.  
*April 18, 2005:* County Commissioner granted final approval of Cedar Grove, Phase II, consisting of 8 lots.  
*May 19, 2005:* County Commissioners granted final approval of Cedar Grove, Phase III, consisting of 4 lots.  
*November 7, 2005:* County Commissioners granted sketch design approval of Cedar Grove Subdivision, Phase IV, consisting of 11 lots on 43 acres. Sketch design expired May 7, 2006 due to delays experienced in obtaining various permits.  
*July 17, 2006:* County Commissioners granted sketch and preliminary approval of Cedar Grove, Phase IV, consisting of 11 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final plat approval of 11 lots to be accessed by a state maintained, public roadway. The county attorney has reviewed and approved the financial guarantee submitted by the developer for the completion of the public roadway.

Staff has received documentation from the Chatham County Health Department, Environmental Health Division, that septic improvement permits have been issued for Lots 18 and 24 – 28.

The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting final plat approval of “Cedar Grove, Phase IV” as submitted.