

PLANNING & ZONING REVIEW NOTES

SUBJECT: Request by Contentnea Creek Development Company for Subdivision final plat approval of “**Windfall Creek – Phase III**”, consisting of seven (7) subdivision lots, 1 exempt lot, and revision of Lot # 49, on 50 acres, located off S. R. 1716, Big Woods Road, New Hope Township.

ATTACHMENTS: 1. Major subdivision application.
2. Final plat titled “Windfall Creek, Phase III”, prepared by Van R. Finch, Land Surveys, P. A., dated October 19, 2006

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information:

Approvals to date:

- 09/20/04: County Commissioner sketch design approval of 55 lots.
- 06/20/05: 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.
- 07/17/06: County Commissioner final plat approval of Phase II, consisting of 8 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Phase III consisting of seven (7) subdivision lots, 1 exempt, over 10 acre size lot and the revision of Lot 49. Due to realignment of Windfall Creek Drive, Lot # 49, previously approved in Phase II as a 7.075 acre tract, has been increased in size to a 7.553 acre tract. All lots are served by public, state maintained roadways and county water. A financial guarantee for the completion of the Phase III roadway and water system has been submitted to the county attorney for review and approval.

Septic improvement permits for all Phase III lots have been received from the Chatham County Health Department, Environmental Health Division. This portion of the property is located in a WSIV-Protected Area watershed district. The branch shown on the plat has the required 50 foot, each side of the creek, water hazard buffer.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final plat approval of “Windfall Creek, Phase III”, with the following condition:

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