



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
6-18-07

PART A

Subject:

Request by James D. Kiernan for subdivision final approval of “**Cattail Creek Subdivision, Phase 5**”, consisting of 18 lots on 35 acres, located off SR-1506, White Smith Road, Hadley Township.

Action Requested:

See Recommendations.

Attachments:

1. Major subdivision application.
2. Final plat titled “Cattail Creek Subdivision”, prepared by North Arrow Surveying and Mapping, PLLC, dated May 10, 2007.

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: Cattail Creek Subdivision, Phase V

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.
July 17, 2006:	County Commissioner final plat approval of Phase 4, consisting of 16 lots.

Issues for Further Discussion and Analysis:

The developer is requesting final plat approval of Cattail Creek, Phase 5, Lots 42 - 59. Lots 52, 53, and 54 may be accessed by a 30 foot wide private easement as shown on the Phase 5 plat or these lots may have direct state road access off SR-1506, White Smith Road. A financial guarantee has been submitted for the completion of the public roadway, private easement, and seeding and mulching of road shoulders for Phase 5. Staff has received documentation from Samir W. Bahho, P. E., Consulting Engineer, certifying that the cost of improvements to date exceed the required 40% of the total cost of construction for this section. Per the engineer, the percentage of completed road to total cost of road improvement for all phases is 87%. Section 3.1B. (1) of the Subdivision Regulations states that, "the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered..." The roadways serving these lots have been graded and graveled so the lots are accessible to emergency vehicles. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

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.

1. **Recommendation:** The Planning Department and Planning Board recommend granting final plat approval of "Cattail Creek, Phase 5".