



# CHATHAM COUNTY BOARD OF COMMISSIONERS AGENDA ABSTRACT

ITEM NUMBER:  
MEETING DATE:  
6-20-05

## PART A

**Subject:**

Request by Fitch Creations for subdivision final approval of “**Camden Park South, Phase One**”, consisting of 20 lots on 10 acres, located off SR-1812, Weathersfield, Williams Township.

**Action Requested:**

See Recommendations.

**Attachments:**

1. Major subdivision application.
2. Letter from Dan Sears, Sears Design Group, dated January 26, 2005 regarding roadways.
3. Final plat entitled “Camden Park South, Phase One, Lots 4001 – 4020”, prepared by Van R. Finch, Land Survey, P. A., dated May 15, 2005.

**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: “Camden Park South, Phase One”**

**Introduction & Background:** The subject property is part of the approved Planned Unit Development for the Village of Fearington, which includes 1602 dwelling units on approximately 925 acres. The property is in a WSIV-Protected Area watershed district and requires a 50-foot water hazard setback from creeks and streams. The property is not within a portion of the 100-year flood plain. County water is available. Lots will utilize the Fearington sewer treatment plant, which discharges into Bush Creek, a tributary of Jordan Lake. At sketch design review, the roadways were proposed to be built to NCDOT public road standards.

On February 7, 2005 the Board of County Commissioners granted preliminary approval of Camden Park, South, Phase One with the 20 lots to be accessed by a private roadway to be built to the construction standards of NCDOT.

**Discussion & Analysis:** The developer is requesting final approval of Camden Park South, Phase One, to consist of 20 lots. The developer is requesting the roadways, Bladen and Macon, within Phase One be public and state maintained. The alleyway, Scotland Row, will remain private. See attachment # 2. NCDOT approved the road plan for the public portion on May 3, 2005. A commercial driveway permit, dated January 26, 2005 has already been received for two entrances onto East Camden

A financial guarantee for the completion of the roadways, public and private, seeding and mulching, and water main testing and services has been approved by the county attorney.

The plat displays the necessary information.

**Budgetary Impact:**

**Recommendation:** The Planning Department and Planning Board recommend granting final approval of Camden Park South as submitted.

[illegible]