PLANNING & ZONING REVIEW NOTES

III. B.

SUBJECT: Request by H & A Properties for subdivision sketch and preliminary design approval of “Shambley Meadows, Ph II”, consisting of 18 lots on 35 acres, located at the intersection of S. R. 2165 (Hadley Mill Road) and S. R. 2167 (Jay Shambley Road), Hickory Mountain Township.

ATTACHMENTS: 1. Major subdivision application.

2. Arc View map, parcel #12282

3. Soil Scientist report and map, dated June 26, 2005


5. Sketch and preliminary map entitled “Shambley Meadows, Phase II, prepared by Van R. Finch, Land Surveys, P. A.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:
See application and sketch / preliminary plat for background information.
January 26, 2005: Staff approval / minor subdivision / 5 lots / Plat Slide 2005 - 32
October 18, 2004: County Commissioner / Sketch design approval: 18 lots
Chatham County Historical Association: See attachment # 4.
Sketch design approval is good for six (6) months from the date of Commissioner approval. Sketch design has since expired; therefore, the applicant is requesting sketch and preliminary review at this time.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: A 50 foot wide public right-of-way has been shown on the proposed map between lots 12 & 13 to provide access to the adjoining property of Ruth R. Clark, containing 141 acres. It appears this property has a 30 / 60 foot easement out to Hwy 64.

Status of other agency reviews:

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>TYPE APPROVAL</th>
<th>APPROVAL DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT</td>
<td>Roadway Construction Plans</td>
<td>May 25, 2005</td>
</tr>
<tr>
<td>NCDOT</td>
<td>Commercial Driveway Permit</td>
<td>May 12, 2005</td>
</tr>
<tr>
<td>NCDENR</td>
<td>Erosion Control Permit</td>
<td>April 28, 2005</td>
</tr>
</tbody>
</table>

The road names Shambley Meadows Drive and Blarney Stone Circle have been approved by the Chatham County Emergency Operations Office.

RECOMMENDATION: The Planning Department recommends granting approval of the road names Shambley Meadows Drive and Blarney Stone Circle and granting sketch and preliminary design as requested.