

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
4. Letter from Jane Pyle, Chatham County Historical Association to Harold Howard dated September 24, 2004.
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:

<u>AGENCY</u>	<u>TYPE APPROVAL</u>	<u>APPROVAL DATE</u>
NCDOT	Roadway Construction Plans	May 25, 2005
NCDOT	Commercial Driveway Permit	May 12, 2005
NCDENR	Erosion Control Permit	April 28, 2005

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.

