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.

Action Requested: See Recommendations.

Attachments:
1. Major subdivision application.
2. Arc View map, parcel #12282
3. Soil Scientist report and map, dated June 26, 2005

Submitted By:

_________________________  ___________________________
Keith Megginson, Planning Director  Date

County Manager Review:

_________________________
Charlie Horne, County Manager

This abstract requires review by:

☑ County Attorney  Date Reviewed

☑ Finance Officer  Date Reviewed

☐ Budget Officer  Date Reviewed
Re: Shambley Meadows, Phase II

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:

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<tr>
<th>AGENCY</th>
<th>TYPE APPROVAL</th>
<th>APPROVAL DATE</th>
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<tbody>
<tr>
<td>NCDOT</td>
<td>Roadway Construction Plans</td>
<td>May 25, 2005</td>
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<tr>
<td>NCDOT</td>
<td>Commercial Driveway Permit</td>
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<td>NCDENR</td>
<td>Erosion Control Permit</td>
<td>April 28, 2005</td>
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</tbody>
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The road names Shambley Meadows Drive and Blarney Stone Circle have been approved by the Chatham County Emergency Operations Office.

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