

PLANNING & ZONING REVIEW NOTES

III. D. 2.

SUBJECT: Request by H & A Properties for subdivision final approval of “**Shambley Meadows, Phase II**”, consisting of 11 lots on approximately 23 acres, located off SR-2167, Jay Shambley Road and SR-2165, Hickory Mt-Hadley Mill Road, Hickory Mountain Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map, parcel #12282
3. Letter from Damon C Webb, P. L. S., NCDOT dated August 8, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See application and final plat for background information.

January 26, 2005: Staff approval / minor subdivision / 5 lots / Plat Slide 2005-32

October 18, 2004: County Commissioner approval of sketch design for 18 lots. This sketch design approval expired.

July 18, 2005: County Commissioner approval of sketch and preliminary design for 18 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval for Shambley Meadows, Phase II, consisting of 11 lots. This is a portion of the 18 lots that received preliminary approval on July 18, 2005. The lots will be accessed by a public, state maintained roadway, Shambley Meadows Drive. Staff has received documentation that the roadway has been constructed to the NCDOT standards. See attachment # 3. A financial guarantee in the form of an Official Bank Check for the seeding and mulching of the road shoulders has been submitted to staff for review and approval by the county attorney. Each lot will be served by an individual well and septic system and repair area. Staff has received septic improvement permits for each lot from the Chatham County Health Department, Environmental Health Division.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of “Shambley Meadows, Phase II” with the following condition:

1. The plat not be recorded until the county attorney has approved the financial guarantee.