



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
2-20-06

PART A

Subject: Request by H & A Properties, Inc. for subdivision final plat approval of **“Shambley Meadows, Phase III**, consisting of 7 lots on 13 acres, located off S. R. 2167, Jay Shambley Rd., Hickory Mountain Township.

Action Requested: See Recommendations.

Attachments:

1. Major subdivision application.
2. Arc View map, parcel # 81969
3. Final plat entitled “Shambley Meadows, Phase III”, prepared by Van R. Finch, Land Survey, P. A., dated December 8, 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: Shambley Meadows, Phase III

Introduction / Background / Previous Board Actions:

See major subdivision application and final plat for background information.

January 26, 2005 – Staff approval of a five (5) lot minor.

July 18, 2005 - County Commissioner sketch and preliminary plat approval of 18 lots.

September 19, 2005 - County Commission final approval of Shambley Meadows, Phase II, consisting of 11 lots.

Issues for Further Discussion and Analysis: The developer is requesting final approval of Phase III, consisting of 7 lots accessed by a public, state maintained roadway. This is the final phase of Shambley Meadows. Staff has received documentation from NCDOT that the roadway has been constructed to the required public standards including seeding and mulching. A financial guarantee was submitted by the developer and approved by the county attorney during the Phase II final plat approval process and will remain in place until a vegetative ground cover has been established.

Septic improvement permits have been issued by the Chatham County Health Department, Environmental Health Division for the Phase III lots.

The plat displays the necessary information.

Recommendation: The Planning Department and Planning Board recommend granting final plat approval of Shambley Meadows, Phase III as requested.