

PLANNING & ZONING REVIEW NOTES

III. B. 3.

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.

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.

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 recommends granting final plat approval of Shambley Meadows, Phase III as requested.