



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan, Planning Director

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| Meeting Date: | October 15, 2012 |
| Subject: | Request by George J. Retschle, P. E. on behalf of Sheryl-Mar Co., LLC for final plat approval of Fieldstone Subdivision, Phase 2 , consisting of 13 lots on 19.16 acres, located off Mann's Chapel Road, S. R. 1532, Baldwin Township. |
| Action Requested: | See Recommendations. |
| Attachments: (List Individually) | <p>The following may be viewed on the Planning Department website at www.chathamnc.org under Planning, Rezoning & Subdivision Cases, 2012.</p> <ol style="list-style-type: none">1. Major Subdivision Application2. Final plat titled "Fieldstone Subdivision – Phase 2", prepared by Ballentine Associates, P. A., dated August 15, 2012. |

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| Introduction & Background: | Zoning District: R-1 WSIV-PA | Watershed District: |
| | Water Source: Public/Chatham County | Septic: private/on-site |
| | September 17, 2007: Sketch design approval for 27 lots on 43 acres | |
| | October 15, 2007: Preliminary plat approval for 27 lots on 43 acres | |
| | May 16, 2011: Final plat approval for 14 lots | |
| | Fieldstone Subdivision is located off Mann's Chapel Road, S. R. 1532, Baldwin Township. Lots are accessed by a public road. The request is being reviewed under the Subdivision Regulations, prior to 2008. | |



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| Discussion & Analysis: | <p>This request is for final plat approval of Fieldstone Subdivision, Phase 2 consisting of 13 lots. Approval of this request will complete the approval process for Fieldstone Subdivision. The request is being submitted along with a request for approval of a financial guarantee for the completion of remaining infrastructure. Per George Retschle, P. E., Ballentine & Associates, the improvements are 85.5 % completed. A final subdivision request may be submitted with a financial guarantee once a minimum of 40 % of the infrastructure has been completed. The roadways are graded/graveled and accessible to emergency vehicles. The developer has stated that the roadways will be paved in the near future. The county attorney will review and approve the form of the financial guarantee prior to recording of the final plat. Staff recommends the request for a financial guarantee be accepted.</p> <p>Staff has received the individual septic improvements for each of the 13 lots.</p> <p>The Planning Board had no discussion on this request. The developer and his engineer were present.</p> |
| Budgetary Impact: | |
| Recommendation: | <p>The Plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies. The Planning Department and Planning Board (by unanimous vote [9] members) recommend acceptance of the financial guarantee and approval of the final plat titled “Fieldstone Subdivision – Phase 2”, with the following condition:</p> <ol style="list-style-type: none">1. The plat not be recorded until the county attorney has reviewed and approved the form of the financial guarantee and the contract. |