

PLANNING & ZONING REVIEW NOTES

V. C.

SUBJECT: Request by Wrenn Brothers, Inc. for subdivision sketch design approval of **“Knoll Ridge Estates, Phase 2”**, consisting of 15 lots on approximately 76 acres, located off S. R. 1130, Oakley Church Road, Matthews Township

ATTACHMENTS:

1. Major subdivision application
2. ArcView map
3. Minor subdivision plat, 2001-24
4. Soil Scientist report and maps prepared by Agri-Waste Technology, Inc., dated April 18, 2005
5. Amendment and maps, dated November 2, 2005, to original soil scientist report
6. Topographic map
7. Sketch design map entitled “Knoll Ridge Estates – Phase 2”, prepared by Rufus L. Johnson, PLS, dated August 23, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and sketch design map for background information.

January 27, 2001: Staff approval of 1 lot minor subdivision, see attachment # 3. This plat also consisted of 13 over 10 acre, exempt tracts.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting that a portion of the over 10 acre, exempt tracts as recorded on Plat Slide 2001-24 be further subdivided into 15 subdivision lots that are a minimum of three (3) acres with an average of five (5) acres. The lots will be accessed by a county standard private road. Lot 11 as shown on Plat Slide 2001-24 has been conveyed. The owner, Timothy M. Hall has also signed the major subdivision application as subdivision owner. Lot 21, 6.8 acres, as shown on Plat Slide 2001-24 as a building lot, is to be changed to a non-building lot per note I of Knoll Ridge, Phase 2 map. Staff recommends that said lot be shown as a surveyed lot on the preliminary and final plats with the notation of status change.

Each lot is to be served by an individual well and septic system and repair area. Thomas Boyce, Chatham County Soil Specialist, has reviewed and approved the soil scientist report and maps along with the amendment. See attachments 4 and 5.

RECOMMENDATION: The Planning Department recommends granting sketch design approval of Knoll Ridge Estates, Phase 2 with the following condition:

1. The preliminary and final plat show previously recorded lot #21, 6.8 acres, as shown on Plat Slide 2001, Page 24, as a surveyed lot with a notation of change of status to a non-building lot.