

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.

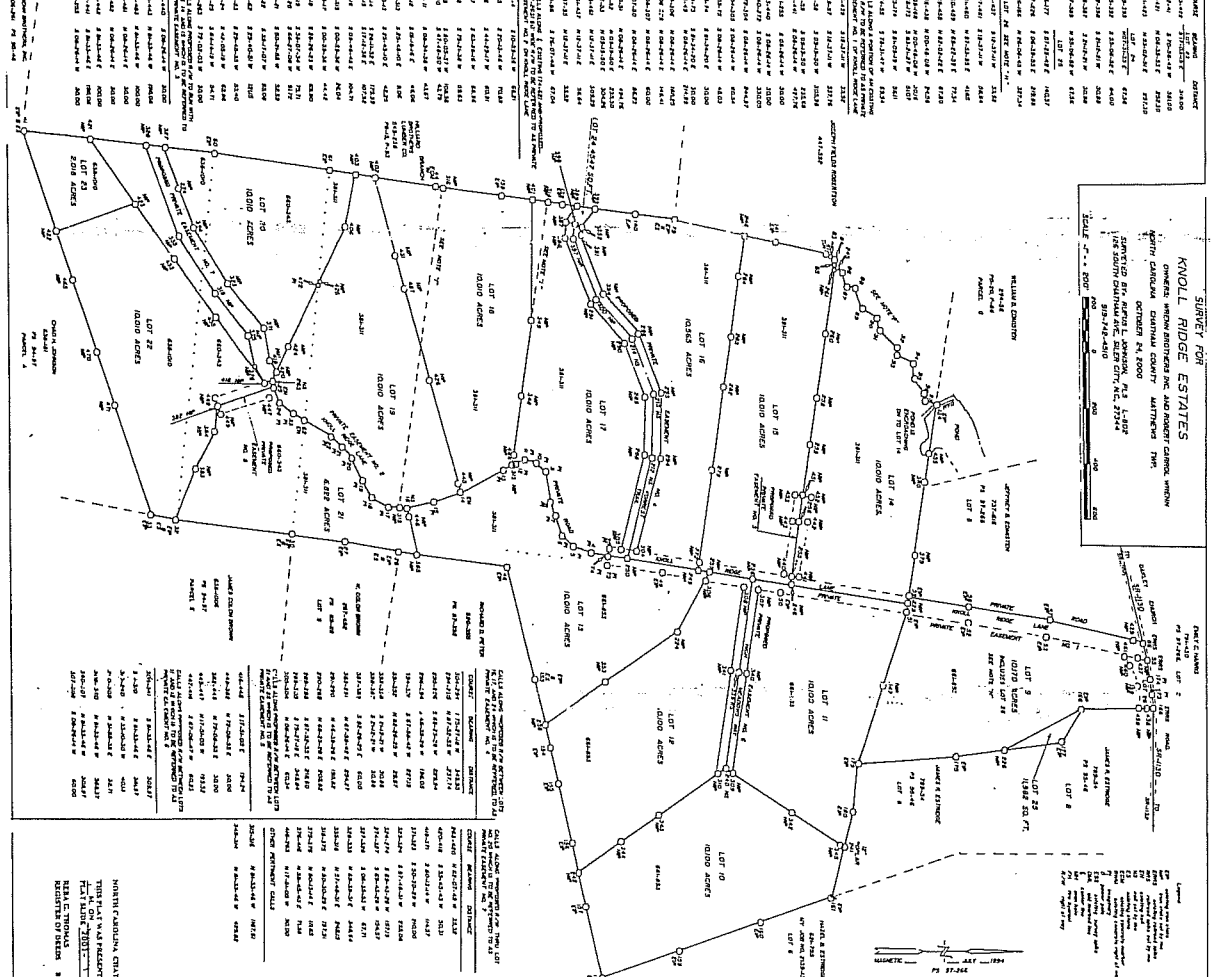
RECOMMENDATION: The Planning Department recommends granting sketch design approval of Knoll Ridge Estates, Phase 2 with the following condition:

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.

**SHREVE FOR ESTATES
KNOLL RIDGE ESTATES**

OWNER: WENDELL ESTATES INC. AND ROBERT CARROLL WENDELL
 NORTH CAROLINA CENTRAL COUNTY MATTHEW PARK
 125 SOUTH CHARLOTTE AVENUE, SUITE 1704
 CHARLOTTE, NORTH CAROLINA 28204
 888-748-4400

COUNTY	SECTION	TRACT	OWNER	ADDRESS	OWNER	ADDRESS
North Carolina	Central	Matthew Park	Wendell Estates Inc.	125 South Charlotte Ave	Robert Carroll	125 South Charlotte Ave
North Carolina	Central	Matthew Park	Wendell Estates Inc.	125 South Charlotte Ave	Robert Carroll	125 South Charlotte Ave
North Carolina	Central	Matthew Park	Wendell Estates Inc.	125 South Charlotte Ave	Robert Carroll	125 South Charlotte Ave



1. This plat is a preliminary plat for the subdivision of land owned by Wendell Estates Inc. and Robert Carroll, known as Knoll Ridge Estates, into 24 lots. The land is located in North Carolina Central County, Matthew Park. The land is being subdivided into 24 lots, each of which is approximately 0.42 acres in size. The lots are numbered 1 through 24. The plat is subject to the approval of the North Carolina State Planning Commission and the North Carolina State Board of Equalization and Assessment. The plat is also subject to the approval of the North Carolina State Board of Fire Marshal and the North Carolina State Board of Health. The plat is also subject to the approval of the North Carolina State Board of Transportation and the North Carolina State Board of Education. The plat is also subject to the approval of the North Carolina State Board of Agriculture and the North Carolina State Board of Commerce. The plat is also subject to the approval of the North Carolina State Board of Labor and the North Carolina State Board of Public Safety. The plat is also subject to the approval of the North Carolina State Board of Mental Health and the North Carolina State Board of Social Services. The plat is also subject to the approval of the North Carolina State Board of Veterans Affairs and the North Carolina State Board of Workers Compensation. The plat is also subject to the approval of the North Carolina State Board of Child Welfare and the North Carolina State Board of Juvenile Justice. The plat is also subject to the approval of the North Carolina State Board of Adult Correction and the North Carolina State Board of Probation and Parole. The plat is also subject to the approval of the North Carolina State Board of Community Corrections and the North Carolina State Board of Prison Industries. The plat is also subject to the approval of the North Carolina State Board of Prison Labor and the North Carolina State Board of Prison Enterprises. The plat is also subject to the approval of the North Carolina State Board of Prison Services and the North Carolina State Board of Prison Health. The plat is also subject to the approval of the North Carolina State Board of Prison Education and the North Carolina State Board of Prison Training. The plat is also subject to the approval of the North Carolina State Board of Prison Employment and the North Carolina State Board of Prison Rehabilitation. The plat is also subject to the approval of the North Carolina State Board of Prison Reentry and the North Carolina State Board of Prison Aftercare. The plat is also subject to the approval of the North Carolina State Board of Prison Support and the North Carolina State Board of Prison Advocacy. The plat is also subject to the approval of the North Carolina State Board of Prison Research and the North Carolina State Board of Prison Evaluation. The plat is also subject to the approval of the North Carolina State Board of Prison Innovation and the North Carolina State Board of Prison Reform. The plat is also subject to the approval of the North Carolina State Board of Prison Transformation and the North Carolina State Board of Prison Revolution. The plat is also subject to the approval of the North Carolina State Board of Prison Renaissance and the North Carolina State Board of Prison Renaissance.

WENDELL ESTATES INC. AND ROBERT CARROLL, the owners of the land, hereby certify that the information contained in this plat is true and correct to the best of their knowledge and belief. The plat is subject to the approval of the North Carolina State Planning Commission and the North Carolina State Board of Equalization and Assessment. The plat is also subject to the approval of the North Carolina State Board of Fire Marshal and the North Carolina State Board of Health. The plat is also subject to the approval of the North Carolina State Board of Transportation and the North Carolina State Board of Education. The plat is also subject to the approval of the North Carolina State Board of Agriculture and the North Carolina State Board of Commerce. The plat is also subject to the approval of the North Carolina State Board of Labor and the North Carolina State Board of Public Safety. The plat is also subject to the approval of the North Carolina State Board of Mental Health and the North Carolina State Board of Social Services. The plat is also subject to the approval of the North Carolina State Board of Veterans Affairs and the North Carolina State Board of Workers Compensation. The plat is also subject to the approval of the North Carolina State Board of Child Welfare and the North Carolina State Board of Juvenile Justice. The plat is also subject to the approval of the North Carolina State Board of Adult Correction and the North Carolina State Board of Probation and Parole. The plat is also subject to the approval of the North Carolina State Board of Community Corrections and the North Carolina State Board of Prison Industries. The plat is also subject to the approval of the North Carolina State Board of Prison Labor and the North Carolina State Board of Prison Enterprises. The plat is also subject to the approval of the North Carolina State Board of Prison Services and the North Carolina State Board of Prison Health. The plat is also subject to the approval of the North Carolina State Board of Prison Education and the North Carolina State Board of Prison Training. The plat is also subject to the approval of the North Carolina State Board of Prison Employment and the North Carolina State Board of Prison Rehabilitation. The plat is also subject to the approval of the North Carolina State Board of Prison Reentry and the North Carolina State Board of Prison Aftercare. The plat is also subject to the approval of the North Carolina State Board of Prison Support and the North Carolina State Board of Prison Advocacy. The plat is also subject to the approval of the North Carolina State Board of Prison Research and the North Carolina State Board of Prison Evaluation. The plat is also subject to the approval of the North Carolina State Board of Prison Innovation and the North Carolina State Board of Prison Reform. The plat is also subject to the approval of the North Carolina State Board of Prison Transformation and the North Carolina State Board of Prison Revolution. The plat is also subject to the approval of the North Carolina State Board of Prison Renaissance and the North Carolina State Board of Prison Renaissance.

