

PLANNING & ZONING REVIEW NOTES

III. B. 2.

SUBJECT: Request by Wrenn Brothers, Inc. for subdivision preliminary design approval of “**Knoll Ridge Estates, Phase 2**”, consisting of 15 lots on 77.5 acres, located off S. R. 1130, Oakley Church Road, Matthews Township.

ATTACHMENTS:

1. Major subdivision application.
2. ArcView map
3. Planning Board sketch design notes dated December 6, 2005.
4. Plat Slide 2001, Page 24.
5. Preliminary map entitled “Knoll Ridge Estates – Phase 2”, prepared by Rufus L. Johnson, PLS, dated January 16, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and preliminary design for background information.
See attachment # 3 for Planning Board sketch design notes.

December 12, 2005: County Commissioner sketch design approval of Knoll Ridge Estates, Phase 2 consisting of 15 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary design approval of 15 lots to be accessed by a county standard private road. Lots will maintain a three acre minimum / 5 acre average lot size. As stated in attachment # 3, this is a further division of existing, over 10 acre size tracts, shown on Plat Slide 2001, Page 24. Agency reviews have been received as follows:

NCDOT	Commercial Driveway Permit	December 6, 2005
Chatham County	Erosion Control Permit	September 6, 2006
Erosion Control		

County water is not available and lots will be served by individual wells and wastewater systems. A detailed soil scientist report with maps was provided and approved by Thomas Boyce, Chatham County Soil Specialist, during the sketch design phase. To review these reports, go to the Planning Department web page, 2005, Knoll Ridge Estates.

The road names ‘*Knoll Ridge Lane*’, ‘*Hardwood Trail*’, ‘*Forrest Trail*’, and ‘*High Meadows Way*’ have been approved by Chatham County Emergency Operations Office.

Lot #21, has been shown on the preliminary plat and increased in size to create an over 10 acre, exempt lot. See note ‘Q’ on the preliminary plat. Condition # 2 of sketch design has been satisfied with the dedication of private right-of-way to the Hilliard Brothers Lumber Co. property as shown on the preliminary plat. See Note ‘P’.

Re: Knoll Ridge Estates

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Water hazard buffers extending 50 feet from the bank of the stream landward have been shown along the two creeks as required by the Chatham County Watershed Protection Ordinance. The property is not subject to the 100 year flood plain.

RECOMMENDATION: The Planning Department recommends granting preliminary plat approval as submitted.