

PLANNING & ZONING REVIEW NOTES

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**SUBJECT:** Request by Wrenn Brothers, Inc. for subdivision final plat approval of “**Knoll Ridge Estates, Phase 2**”, consisting of 13 lots on 77.5 acres, located off S. R. 1130, Oakley Church Road, Matthews Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. Final plat titled “Knoll Ridge Estates”, prepared by Rufus L. Johnson, RLS, dated March 19, 2007

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and final plat for background information.

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

November 20, 2006: County Commissioners preliminary plat approval of Knoll Ridge Estates, Phase 2, consisting of 15 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting final plat approval for 13 lots accessed by a county standard private roadway. The number of subdivision lots has been reduced from 15 to 13. The sketch and preliminary plans showed Lot 36 of 3.00 acres and Lot 39 of 7.010 acres. Plat Slide 2001-24, showed these lots as Lot 15 of 10.010 acres. This lot has been sold as an exempt lot and is not included in this submittal. Staff has received certification that the main roadway, Knoll Ridge Lane has been constructed to the Chatham County private road standards including seeding and mulching. A financial guarantee will be submitted prior to plat recordation for the completion of the three cul-de-sacs. Staff has received documentation stating the dollar amount required for completion of the three (3) cul-de-sacs along with seeding and mulching.

Staff has received septic improvements for all subdivision lots from the Chatham County Division of Environmental Health.

A road maintenance agreement containing required language per Section 6.2 (D) 2 of the Chatham County Subdivision Regulations has been reviewed by staff for compliance. The road maintenance agreement will be recorded along with the final plat. A note will be placed on the mylar copy of the plat stating maintenance responsibility of the private roadways.

The plat displays the necessary information.

**RECOMMENDATION:** The Planning Department recommends granting final approval of “Knoll Ridge Estates, Phase 2” with the following conditions:

1. The plat shall not be recorded until staff has received and approved the financial guarantee.
2. A note shall be placed on the mylar copy of the plat stating the maintenance responsibility of the private roadways.