

**AGENDA**  
**CATAWBA COUNTY SUBDIVISION REVIEW BOARD**  
**Tuesday April 27– 3:00 PM**  
**GOVERNMENT CENTER**  
**Second Floor Meeting Room**  
**25 Government Drive**  
**Newton, North Carolina**

**I. CALL TO ORDER**

**II. ELECTION OF OFFICERS**

**III. APPROVAL OF MINUTES- 3.30.21**

**III. ITEM FOR CONSIDERATION**

1. Avian Woods LLC, Phase IV subdivision, requested and owned by Avian Woods LLC, for a Conventional Subdivision of 10.99 acres, consisting of 10 lots, in the Startown Small Area Planning District, Newton Township, parcel unaddressed, identified by Parcel Identification Number (PIN), 3720-11-66-7084. The proposed subdivision along, existing non-state road, Harper Lee Dr. will access from Milton St. (SR # 1241)

Presented by Susan Ballbach, Senior Planner.

2. Shannon Woods Subdivision for Lennar Carolinas, LLC. This request is for Preliminary Plat Review of Phases 2 – 4 of a Cluster Subdivision consisting of 560 lots. The subdivision will be accessed through Phase 1, from both NC 16 Hwy. Business and NC 150 Hwy., in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by the following Parcel Identification Numbers, addresses and current owners. *(Note that chart contains parcels from Phases 1 through 4 as phases do not always follow existing parcel lines.)*

<u><b>LABEL</b></u>	<u><b>PIN</b></u>	<u><b>CALCULATED ACREAGE</b></u>	<u><b>OWNER 1</b></u>
1A	368704800340	242.88	SHANNON WOODS PARTNERS LLC
1B	368704906578	16.17	SHANNON WOODS PARTNERS LLC
1C	368608997482	11.19	SHANNON WOODS PARTNERS LLC
1D	369717001165	5.65	SHANNON WOODS PARTNERS LLC
1E	369605090747	18.73	SHANNON WOODS PARTNERS LLC
1F	369605082126	2.54	SHANNON WOODS PARTNERS LLC
1G	369605081071	1.75	SHANNON WOODS PARTNERS LLC
1H	368612872371	29.43	SHANNON WOODS PARTNERS LLC
1I	368611669952	24.61	SHANNON WOODS PARTNERS LLC
1J	368611661830	0.63	SHANNON WOODS PARTNERS LLC
1K	368602770808	22.18	SHANNON WOODS PARTNERS LLC

1L	368602783188	1.84	SHANNON WOODS PARTNERS LLC
1M	368602782402	3.75	SHANNON WOODS PARTNERS LLC
<b>TOTAL</b>		<b>381.35</b>	<b>Calc. Acreage Per GIS</b>

Presented by Susan Ballbach, Senior Planner.

#### IV. OTHER BUSINESS

#### V. ADJOURNMENT

#### **PERSONS WITH DISABILITIES**

Individuals needing special assistance should contact the Subdivision Review Board Clerk at 465-8380 within a reasonable time prior to the meeting. Access to the 25 Government Drive building for individuals with disabilities is at the front of the building. The elevator is located nearby. Participation in public meetings is without regard to race, ethnicity, sex, religion, age, or disability