

CARDINAL OAKS

Comprehensive Plan Amendment – Statement of Justification

Owner: Landquest Legacy of North Carolina, LLC

Parcel Size: 46.8 Ac. +/-

Parcel ID #209965

PIN #0852-02-45-4380

Current Land Use Designation: Institutional

Proposed Land Use: Low Density Residential

This parcel was originally part of the cemetery tract, but was divided from the parent tract in March, 2006.

The current land use designation of institutional is not consistent with the actual use of the property. The proposed land use designation of Low Density Residential is consistent with the surrounding development areas.

The subject property is located south of existing homes which face Cheek Road near the intersection with Carpenter Road, north of the Cardinal Lake Subdivision, and southwest of the existing Oak Grove Memorial Gardens.

The proposed development of Cardinal Oaks will be consistent with the development density and lot sizes within the Cardinal Lake Subdivision.