

PLANNING & ZONING REVIEW NOTES

IV. A.

SUBJECT: Request by Jeff N. Hunter for subdivision preliminary design approval of **“Colvard Farms, Phase VI”**, consisting of 14 lots on approximately 18 acres (portion of approximately 300 acres), off NC Hwy 751, Williams Township.

ATTACHMENTS:

1. Executive summary including major subdivision application.
2. Preliminary plat entitled “Colvard Farms, Phase 6”, prepared by Engineering and Surveying, Inc., dated

INTRODUCTION AND BACKGROUND:

Zoning: RA-40 with conditional use permit for a Planned Unit Development for a cluster subdivision.

Watershed District: WSIV-CA and WSIV-PA Water Hazard Setback: 50/100 ft

Water Source: Community system Within 100 year flood: No

On March 13, 2001, the Chatham County Board of Commissioners approved a request by Jeff Hunter on behalf of Colvard Farms Development Co, LLC for a Conditional Use Permit for a Planned Unit Development for a cluster subdivision to consist of 107 lots on approximately 300 acres. Several revisions have been made to the permit as outlined in the executive summary submitted by the applicant, see attachment # 1. On June 7, 2004, the Board of Commissioners approved a revision to the permit to allow an increase in the number of lots from 107 to 131. See page 6 of the executive summary.

DISUCSSION AND ANALYSIS: The developer is requesting preliminary approval of Phase VI, consisting of 14 lots on approximately 18 acres, which is a portion of the larger 300-acre parent tract. Lots will be served by the existing sewer treatment plant and community well system. See information beginning on page 3 of the executive summary regarding permit approvals received. The North Carolina Department of Environment and Natural Resources approved the Erosion and Sedimentation Control Plan for Phase VI on February 4, 2005.

A private, paved road constructed to state standards although not designed to state standards will serve lots in Phase VI. No commercial driveway permit is required. The Chatham County Emergency Operations Office has approved the road name, ***Upchurch Farm Road***.

The plat displays the necessary information.

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