

PLANNING & ZONING REVIEW NOTES

III. C. (4)

SUBJECT: Request by Jeff N. Hunter for final subdivision review and approval of “**Colvard Farms, Phase VIII**”, consisting of four (4) lots on 4 acres, located off NC Hwy 751 and Colvard Farms Rd., Williams Township.

ATTACHMENTS:

1. Major subdivision application and Executive Summary
2. Final plat entitled “Colvard Farms, Phase VIII”, prepared by CPT Engineering and Surveying, Inc., dated 8/21/05.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final design map for background information.

3/13/01 – County Commissioner approval of a conditional use permit for Colvard Farms, a planned residential development. See Executive Summary for modifications.

8/15/05 – County Commissioner approval to modify the conditional use permit to add one (1) lot and approximately one (1) acre.

9/19/05 – County Commissioner preliminary design approval of 4 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Phase VIII, consisting of 4 lots to be accessed by a paved, private roadway. The financial guarantee already in place for Phase VI and VII also covers the completion of infrastructure for Phase VIII.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of “Colvard Farms, Phase VIII” as submitted.