

PLANNING & ZONING REVIEW NOTES

VII. C.

SUBJECT: Request by Jeff N. Hunter for review of revisions to Phase VI preliminary and subdivision preliminary design approval of **“Colvard Farms, Phase VII”**, consisting of 26 lots on approximately 21 acres, located off Colvard Farms Road, Williams Township.

ATTACHMENTS:

1. Colvard Farms Subdivision application request for preliminary approval of Phase VII and explanation of revisions of Phase VI.
2. ArcView map, parcel #19667 and #19669.
3. Copy of Phase VI, preliminary approval, March 21, 2005.
4. Preliminary map entitled “Colvard Farms, Phase VII”, prepared by Engineering and Surveying, Inc., dated January 21, 2005.

INTRODUCTION AND BACKGROUND: The subject property is a portion of Colvard Farms which has a zoning classification of RA-40 with a Conditional Use Permit for a Planned Unit Development for a cluster subdivision. On April 18, 2005, the Board of County Commissioners approved a request to modify the conditional use permit to add an additional 14 acres to the PUD. The request for preliminary review of Phase VII includes the additional 14 acres and other lands already within the original PUD boundary. Total acreage for Phase VII is 21 acres with 26 proposed lots.

The second part of this application is for a revision to Phase VI which received preliminary approval March 21, 2005. The revision consist of moving a common area from its previous location between lots 140 and 141 to between lots 142 and 143 and revision of lot lines to add additional common area along back of lots 134 – 142. The applicants texts addresses the need for these revisions. The overall design remains the same.

DISCUSSION AND ANALYSIS: The developer is requesting preliminary approval of Phase VII with private roadways to be constructed to the NCDOT standards. Lots will utilize the private sewer treatment plant and community water system. Approvals for wastewater treatment and disposal - wastewater collection - public water supply, treatment and distribution system – water system management plan – commercial drive way - have been previously granted. The applicant’s text addresses the agency approvals previously received. Other agency reviews have been received as follows:

NCDENR	Erosion Control Plan (Phases VI & VII)	May 13, 2005
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The County Emergency Operations Office has approved the road name **North Ridge Drive**. The road Crimson Oak Drive was previously approved during the Phase VI review and approval.

RECOMMENDATION: The Planning Department recommends granting approval of the revisions to Phase VI, preliminary and approval of Colvard Farms, Phase VII, preliminary.