

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT: Request by Jeff Hunter on behalf of Colvard Farms Development Co., LLC for subdivision final approval of “**Colvard Farms, Phase VI and VII**”, consisting of 37 lots on approximately 30 acres, located off Hwy 751, Williams Township.

ATTACHMENTS:

1. Major subdivision application and text.
2. Copy of approved Phase VII preliminary plat.
3. Final plat entitled “Colvard Farms, Phase VI and VII

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and applicant’s text of previous approvals.

March 21, 2005: County Commissioner / preliminary approval of Phase VI.

June 20, 2005: County Commissioner / revision of Phase VI and preliminary approval of Phase VII.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Phases VI and VII of Colvard Farms Planned Unit Development. During preliminary review of Phase VII, the road name North Ridge Drive was approved. The developer would like to change this road name to Fairstone Court. The Chatham County Emergency Operations Office has approved the road name **Fairstone Court**. See plat. The number of lots in Phase VII has been reduced by three (3) and the configuration of lots along Fairstone Court (previously North Ridge Drive) has been slightly changed. See attachment # 2. These three lots will be incorporated in Phase VIII which is before the Board for review as a zoning / sketch design issue.

The roadways will be private, paved roads. The paving of the roadways to a state standard has been completed and certified by the applicant’s engineer. A financial guarantee in the form of a letter of credit for the seeding and mulching of the road shoulders, and completion of the water and sewer lines has been approved by the county attorney.

During a prior review on April, 18, 2005, for a modification of the Colvard Farms, Planned Unit Development to add 14 acres to the PUD, (which became Phase VII), the Board of County Commissioners approved the request with the condition that a 30 foot wide perpetual easement be established to provide access from the Hackney/Cates one (1) acre parcel to Colvard Farms Road. Colvard Farms has since purchased this lot, and has incorporated it into proposed Phase VIII; therefore, the 30 foot wide easement is no longer necessary.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting final approval of Phase VI and Phase VII and the approval of the road name Fairstone Court.