

PLANNING & ZONING REVIEW NOTES

III. B.

SUBJECT: Request by Jeff Hunter on behalf of Colvard Farms, Development Co., LLC for subdivision preliminary approval of **“Colvard Farms, Phase VIII”** consisting of four (4) lots on approximately 4 acres, located off Hwy 751, Williams Township.

ATTACHMENTS:

1. Major subdivision application and applicant’s text entitled “Colvard Farms Subdivision Application Request for Preliminary Approval of Phase VIII”.
2. ArcView map
3. Preliminary plat entitled “Colvard Farms, Phase VIII”, prepared by CPT, Engineering and Surveying, Inc., dated August 21, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and text and preliminary plat for background information.

March 12, 2001: County Commissioners approval of Colvard Farms Planned Unit Development. Various revisions have been made since the original approval. See applicants Executive Summary for a history.

July 18, 2005: County Commissioners approval of request to modify the Colvard Farms Conditional Use Permit to add one (1) lot to the total number of lots and approximately one (1) acre to the Planned Unit Development. This approval increased the total site acreage from 306 to 307 and the number of lots in the development from 145 to 146. The zoning approval also granted sketch design approval for Phase VIII, consisting of 4 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting preliminary design approval of Phase VIII consisting of four (4) lots. The lots will be accessed off Hwy 751, to Colvard Farms Road to Crimson Oak Drive. Other agencies approvals, as required by the Subdivision Regulations, have been obtained and are outlined in the applicant’s text. The developer has received an erosion control permit from NCDENR, Erosion Control Division, for Phase VI and VII, dated May 13, 2005. Per the developer, this permit also covers Phase VIII since this phase was originally a portion of Phase VII.

The road name **Crimson Oak Drive** was approved by the Chatham County Emergency Operations Office during the Phase VI review.

RECOMMENDATION: The Planning Department recommends granting preliminary design approval of Colvard Farms, Phase VIII as submitted.