

PLANNING & ZONING REVIEW NOTES

III. E. 1.

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**SUBJECT:** Misc. request from Robert D. Swain, Polks-Sullivan, LLC to add two (2) lots with sketch design approval in Crescent Hill to The Bluffs, 112 lot subdivision (specifically Phase 3) bringing the total number of subdivision lots in The Bluffs to 114 and to be considered under the development schedule approved for Phase 3.

**ATTACHMENTS:**

1. Letter of request and map from Robert D. Swain, Polks-Sullivan, LLC
2. Enlarged map showing Crescent Hill, Lots 113 and 114.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

The Board of County Commissioners approved a sketch design request for Crescent Hill consisting of two (2) subdivision lots and two (2), exempt over ten acre lots on August 21, 2006. The sketch design approval is valid until August 21, 2007. The lots are to be accessed via the proposed county standard private (paved) road serving The Bluffs subdivision off SR-1520, Old Graham Road. Aqua North Carolina will provide potable water and the lots will be served by the Buck Mountain Waste Water Treatment Plant. The property is located in an RA-5 zoning district requiring a 3 acre minimum / 5 acre average lot size. If the request is approved, the overall average lot size in The Bluffs will still exceed the required 5 acre average. The original submittal request for Crescent Hill can be viewed on the Planning Department web site under Rezoning and Subdivision cases, 2006.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting the two subdivision lots in Crescent Hill be added to The Bluffs Subdivision, specifically Phase 3 and to be considered under the development schedule approved for Phase 3. On November 20, 2006, The Board of County Commissioners approved a request for preliminary design approval for The Bluffs, Phase I and a modification to the development schedule of the overall project. The Phase 3 development schedule was approved as follows:

Phase 3	Submit Preliminary Plat	Complete Infrastructure	Submit Final Plat
30 lots	10/31/2011	10/31/2013	12/31/2013

Per the developer, this request is based on the fact that the two lots in Crescent Hill can not be developed until the infrastructure for Phase 3 of The Bluffs is developed. The request seems reasonable since the two lots in Crescent Hill are tied to the same infrastructure development schedule as Phase 3 of The Bluffs.

**RECOMMENDATION:** The Planning Department recommends granting the request to add two lots to The Bluffs, Phase 3 and the lots to be considered under the development schedule approved for Phase 3.