

PLANNING & ZONING REVIEW NOTES

VIII. F.

SUBJECT: Request by Jeff Hunter on behalf of Colvard Farms for a modification to the existing Conditional Use Permit for a Planned Unit Development, specifically for a cluster development to add one (1) acre of land and one (1) lot, bringing the total number of lots approved to 146, and a request for sketch design approval of Phase VIII, consisting of four (4) lots on 3.76 acres (portion of previously approved Phase VII) located off Hwy 751, Williams Township.

ATTACHMENTS: The following was distributed at the July 12 Planning Board meeting:

1. Request to Modify Conditional Use Permit.
2. Sketch design map for Phase VIII.

Included in this packet:

3. Copy of Phase VII, preliminary approval by Board of County Commissioners, June 20, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See Request for Modification and sketch design map for proposed Phase VIII.

March, 2001: Approval by the Board of County Commissioners for Colvard Farms, Planned Unit Development. See Request to Modify for previous revisions / modifications to original approval.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The applicant's request is to add one (1) acre of land to the Colvard Farm Planned Unit Development bringing the total acreage to 307 and to add one (1) additional lot bringing the total number of lots to 146. The applicant has addressed the required five findings in the original request and in his previous requests for modifications. The findings are addressed again in this request.

The Board discussed this one acre tract during subdivision sketch and preliminary review of Phase VII. At that time the tract was owned by Linwood Lee Hackney and Linda Cates and was considered landlocked. A condition of sketch design approval stated that Colvard Farms Development Company was to provide a 30 foot wide perpetual, deeded access easement from the Hackney/Cates property, to Colvard Farms Road. This access is no longer necessary since the property has been purchased by Colvard Farms and is being requested to become a portion of the planned unit development.

This request also includes a request for subdivision sketch approval of Phase VIII which includes the one acre parcel along with a portion of land previously approved in Phase VI.

RECOMMENDATION: The Planning Department recommends that the five findings be made and that the request be approved as submitted.

