

**COLVARD FARMS HOMEOWNERS ASSOCIATION
APPLICATION TO REQUEST MODIFICATION OF
THE CONDITIONAL USE PERMIT**

Prepared by Colvard Farms Homeowners Association, Inc.

December 17, 2010

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EXECUTIVE SUMMARY

Colvard Farms is a cluster subdivision, zoned RA-40 with Planned Unit Development Approval which was granted in March 2001. Since then a number of modifications to the conditional use permit have been approved as shown below:

- April 2002 to allow minimum side yards of 15 feet.
- April 2003 to allow a tennis and recreation facility.
- June 2004 to allow for homes on Edgewood Drive:
 - Minimum lot size of 10,000 square feet
 - Minimum setbacks from property lines
 - Front: 15 feet
 - Side: 10 feet
 - Rear: 25 feet (lot #'s 114 – 119 have a rear setback of 15 feet)

The site covers more than 330 acres in Chatham (307 acres) and Durham (27 acres) Counties. The subdivision is approved for 146 lots in Chatham County. Additionally there are eleven (11) lots approved by Durham County on adjacent property within the overall boundaries of the subdivision. Located in the Williams Township of northeast Chatham County, Colvard Farms is bounded by Jordan Lake to the west, Durham County to the north, NC Highway 751 to the east and Crooked Creek to the south. More than 80% of the development is adjacent to public lands managed by the U.S. Army Corps of Engineers; therefore, access to the site is only available through Durham County on Colvard Farms Road, a private, paved road.

This subdivision is a high-quality, single-family, residential development unique in its approach to blending long-term stewardship of the natural and cultural environment with sound economic growth. Randall Arendt, a nationally known conservation land planner, designed the development with approximately one-third of the property in permanent open space. In addition, the subdivision is located in the WS-IV-CA and WS-IV-PA watershed areas.

All permits and approvals to state and local government agencies have been obtained for the subdivision.

Since March 2001, the Chatham County Board of Commissioners have made the five required findings and approved these requests with nine conditions. The status of these nine conditions follows:

1. A 50-foot undisturbed buffer area has been established along the outside property line adjacent to the public lands managed by the US Army Corps of Engineers and is shown on recorded plats.
2. A 50-foot rear building setback from the 50-foot undisturbed buffer has been established and is shown on recorded plats.
3. Within the required minimum 50-foot building setback, there is a restriction prohibiting the cutting of trees 18 inches or greater in diameter. This is documented in the

“Amended and Restated Declaration of Covenants, Conditions and Restrictions of Colvard Farms Subdivision” recorded on January 27, 2003 in book 991, pages 311 through 364.

4. Signs have been posted approximately every 100 feet along the border of the property in Chatham County with the public lands managed by the US Army Corps of Engineers. On one side, these signs inform homeowners that hunting is permitted on designated game lands. From the US Army Corps of Engineers side, signs will inform citizens of the Colvard Farms residential development.
5. As noted in the application to the North Carolina Department of Transportation for a Driveway Permit, turning lanes have been constructed according to DOT standards at the entrance of the subdivision road with North Carolina Highway 751 (see “Final Right of Way Dedication Plat of NC Highway 751, F. Neal Hunter Property” recorded on August 23, 2002 in plat book 156, page 199).
6. Colvard Farms will ensure that lights are shielded from upward glare and on the sides or placed to prevent spillage onto adjacent properties. A minimum number of street lights are used within each phase of the development.
7. The developer has met with the Chatham County Historical Association regarding the evaluation and disposition of existing farm structures on the property and appropriate action has been taken according to their recommendations.
8. After further discussion with the Chatham County Planning and Health Departments in December 2002, it was agreed that Colvard Farms would send a copy of reports required by the state on the water reclamation facility to the attention of the Director of Public Works in Chatham County. Reporting for the facility began in August 2002. Effective December 2002, the Public Works Department received all reports to date and now receives the monthly and annual reports at the same time they are sent to the Division of Water Quality in Raleigh.
9. Landscaping/buffering shall be as shown on the site map and shall also include a 20 foot wide, Type A, opaque buffer on the western boundary (along the roadside) of the recreation center lot to provide adequate buffering for Lot 80.

Purpose of this Application

The Colvard Farms Homeowners Association is applying to Chatham County for approval of a modification to the Conditional Use Permit approved in March 2001. The addition of the proposed non-residential lots is consistent with the original approval for the subdivision as these lots will serve an existing and approved water and sewer system. This request does not alter the current use; instead, if approved, this request will allow the Colvard Farms Homeowners Association the ability to sell the ownership of the water and sewer utilities to an experienced company, like Aqua North Carolina.

Specifically, this request includes the following:

- To replace the word “building” in conditions 2 and 3 above, with the word “dwelling.”
- To create three non-residential lots as the original request did not include these non-residential lots. Please note that no changes in purpose are requested (see Property Map on page 16). Further, the Chatham County GIS system recognizes the community water system lot of 0.24 acres as parcel number 83070 and the wastewater treatment facility lot of 1.34 acres as parcel number 83069. The HOA believes these two parcel numbers may have been assigned when ownership of the property was transferred from the developer to the HOA. A third parcel is requested for the reuse water storage pond found within parcel number 80443 and that lot is approximately 3.17 acres in size.
- To allow a minimum lot size of 10,000 square feet to accommodate the .24 acre +/- lot for the community water system.
- To allow the easement serving the lots to be 25 feet in width.
- To allow the Conditional Use Permit revision request to stand for the sketch design and to allow the preliminary and final subdivision review and approval be done under the Subdivision Regulation prior to 2008.

APPLICATION TO MODIFY CONDITIONAL USE PERMIT

(1) Applicant Information:

Colvard Farms Homeowners Association
c/o CAS, Inc.
5915 Farrington Road, Suite 104
Chapel Hill, North Carolina 27517
Work: (919) 403-1400

(2) Landowner Information:

Colvard Farms Homeowners Association
c/o CAS, Inc.
5915 Farrington Road, Suite 104
Chapel Hill, North Carolina 27517
Work: (919) 403-1400

Colvard Farms Development Co., LLC
9310 NC Highway 751
Durham, North Carolina 27713
Work: (919) 405-3844

F. Neal Hunter
89 Crooked Creek Lane
Durham, North Carolina 27713
Work: (919) 405-3844

(3) Property Identification:

<u>Parcel #</u>	<u>Deed Book/Page</u>	<u>Plat Book/Page</u>	<u>Year</u>
0078989	1417 / 0968	2001 / 0499	2008
0083069	1223 / 0990		2005
0083070	1223 / 0990		2005
0076392	1168 / 0350		2005
0080143	955 / 0958	2002 / 0387	2002

Williams Township

Watershed: Critical and Protected Areas (WS-IV-CA and WS-IV-PA)

Zoning: RA-40 with Planned Unit Development Approval

Existing Access Road: Colvard Farms Road

Flood Map Number: _____

Flood Zone: _____

Total Acreage = 307*

Total Number of Lots Originally Approved = 146

Total Number of Lots with this Request = 149

Subdivision lots = 3

Minimum Lot Size: 10,603 square feet

*for property in Chatham County only.

Paved private road in Chatham County with length = 5,678 feet
Paved private road in Durham County with length = 4,738 feet

Water System: Community Sewer System: Community

Other facilities:

Bike and Pedestrian Trail – in Chatham and Durham (proposed) Counties
Recreation Center (swimming and tennis) – in Chatham County (Proposed)

(4) Requested Conditional Use Permit for the following Uses: Section 10 of Zoning Ordinance:

Not applicable

(5) Directions to Property from Pittsboro:

From Pittsboro – Starting at the intersection of business US 64 and NC 15-501 (old Chatham Courthouse) go east toward Raleigh on US 64 business to US 64 bypass. Staying on US 64 East, turn left onto NC Highway 751 and head north for about 8 miles. Cross into Durham County; just past the intersection with Fayetteville Road (diagonally on the right), turn left onto Colvard Farms Road (a private, paved road). Follow Colvard Farms Road to the southwest, travel past the power easement (Chatham/Durham County line is in the middle of this easement) and Colvard Park Drive. The subject property begins at the next right (see gravel road).

(6) Attach the following, if requesting a zoning map amendment:

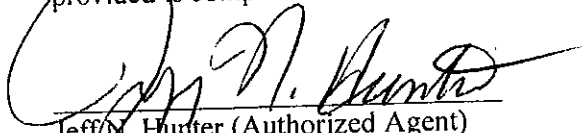
- ☐ List of names and addresses of current adjoining property owners
- ☐ Written legal description
- ☐ Map of property at a scale of not less than 1 inch equals 200 feet
- ☐ Explanation of request addressing applicable portions of *Section 17 Conditional Use Permits* of the Chatham County Zoning Ordinance

A list of names and addresses of current adjoining property owners is included along with a map of the property.

(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)

Not applicable

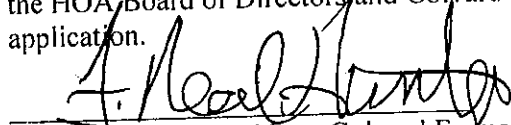
I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.


Jeff N. Hunter (Authorized Agent)

12/17/10
Date

The owner(s) must sign the following if person other than the owner is making this application.

I hereby certify that Jeff N. Hunter is an authorized agent for said property and is permitted by the HOA Board of Directors and Colvard Farms Development Company, LLC to file this application.


F. Neal Hunter, President, Colvard Farms HOA
Member Manager, Colvard Farms Development Company, LLC

12/17/10
Date

LOCATION

The proposed of these three non-residential lots, if approved, will be located as shown on the enclosed plat titled "Utility Easement & Subdivision Map for Colvard Farms Water & Sewer System." Non-residential buildings and facilities related to the water and sewer systems at Colvard Farms presently reside on this property. The existing roadways are graveled and have the capability to support heavy truck traffic.

DESCRIPTION OF USE

Colvard Farms Homeowners Association, Inc. is applying to Chatham County for approval of a modification to an existing Conditional Use Permit. It is the intent of the Colvard Farms HOA to sell the water and sewer utilities to a commercial operator like Aqua North Carolina. The creation of these non-residential lots does not change the current use which has been previously approved. Instead, it will facilitate the transfer of ownership of the water and sewer utilities.

ADJOINING PROPERTY OWNERS

Bill and Paula Ripley
488 Colvard Farms Rd
Durham, North Carolina 27713-7046

Joann and Allen Massey
685 Upchurch Farm Rd
Durham, North Carolina 27713-9584

JOHN EDMOND
1517 COLVARD FARMS RD
DURHAM NC 27713

SCOTT SCHWAB
1553 COLVARD FARMS RD
DURHAM NC 27713

CALVIN CARTER, JR
1645 COLVARD FARMS RD
DURHAM NC 27713

FRED NEAL HUNTER
89 CROOKED CREEK LN
DURHAM NC 27713

JOHN ALEXANDER MITCHELL
1717 COLVARD FARMS RD
DURHAM NC 27713

FRED NEAL HUNTER
89 CROOKED CREEK LN
DURHAM NC 27713

HO-YOL BOBBY LIM
1648 COLVARD FARMS RD
DURHAM NC 27713

MARSHA JONES
27 BOOTH MEADOW LN
DURHAM NC 27713

DEBORAH LEWIS
69 BOOTH MEADOW LN
DURHAM NC 27713

JEFFREY RIEBLING
87 BOOTH MEADOW LN
DURHAM NC 27713

RONALD BAKER
111 BOOTH MEADOW LN
DURHAM NC 27713

OREN COHEN
125 BOOTH MEADOW LN
DURHAM NC 27713

CARNEL CLARKE
143 BOOTH MEADOW LN
DURHAM NC 27713

HERMAN OGBURN III
157 BOOTH MEADOW LN
DURHAM NC 27713

XIN ZHOU
171 BOOTH MEADOW LN
DURHAM NC 27713

MICHAEL THOMAS
189 BOOTH MEADOW LN
DURHAM NC 27713

GEORGE WILLIAMSON
207 BOOTH MEADOW LN
DURHAM NC 27713

STEPHEN KEENAN
229 BOOTH MEADOW LN
DURHAM NC 27713

BART DUNN
241 BOOTH MEADOW LN
DURHAM NC 27713

VOLKER RUMMENHOHL
247 BOOTH MEADOW LN
DURHAM NC 27713

MARK DIRKS
238 BOOTH MEADOW LN
DURHAM NC 27713

HUGH NHAN
212 BOOTH MEADOW LN
DURHAM NC 27713

WILLIAM COWAN
166 BOOTH MEADOW LN
DURHAM NC 27713

THOMAS M. CUNNINGHAM, III
148 BOOTH MEADOW LN
DURHAM NC 27713

JOHN RIESTER
121 CRIMSON OAK DRIVE
DURHAM NC 27713

JACK YOUNG
72 BOOTH MEADOW LN
DURHAM NC 27713

MOHAMMAD LATEEF
25 WINDING RIDGE RD
DURHAM NC 27713

WESLEY KING
49 WINDING RIDGE RD
DURHAM NC 27713

GWENDOLYN QUINTYNE
75 WINDING RIDGE RD
DURHAM NC 27713

GREGORY PRESTON
91 WINDING RIDGE RD
DURHAM NC 27713

MICHAEL BROOKMAN
105 WINDING RIDGE RD
DURHAM NC 27713

MICHAEL CIOFFI
112 WINDING RIDGE RD
DURHAM NC 27713

ELIA NICHOLAS
110 WINDING RIDGE RD
DURHAM NC 27713

JOHN A. MITCHELL
1717 COLVARD FARMS ROAD
DURHAM NC 27713

SIU-PING HONG
78 WINDING RIDGE RD
DURHAM NC 27713

EMMETT STOBBS, JR.
62 WINDING RIDGE RD
DURHAM NC 27713

GREGORY JONES
50 WINDING RIDGE RD
DURHAM NC 27713

JOSEPH SPAGNARDI
36 WINDING RIDGE RD
DURHAM NC 27713

INGEMAR LANEVI
12 WINDING RIDGE RD
DURHAM NC 27713

JOHN / SARAH DENDY
19 CROOKED CREEK LN
DURHAM NC 27713

WAHEED BAJWA
43 CROOKED CREEK LN
DURHAM NC 27713

SALOMON COHEN
59 CROOKED CREEK LN
DURHAM NC 27713

FRED HUNTER
89 CROOKED CREEK LN
DURHAM NC 27713

ISAAC ALLEN
95 CROOKED CREEK LN
DURHAM NC 27713

HARRY HEADLEY
123 CROOKED CREEK LN
DURHAM NC 27713

JUDITH HOBBS
135 CROOKED CREEK LN
DURHAM NC 27713

MICHAEL SMITH
146 CROOKED CREEK LN
DURHAM NC 27713

ALAN LOSSING
132 CROOKED CREEK LN
DURHAM NC 27713

BARBARA DASILVA-TILLMAN
120 CROOKED CREEK LN
DURHAM NC 27713

VICTOR DUDLEY
100 CROOKED CREEK LN
DURHAM NC 27713

JAMES SMITH
86 CROOKED CREEK LN
DURHAM NC 27713

JOHN TRANGENSTEIN
64 CROOKED CREEK LN
DURHAM NC 27713

RONALD BANKS
44 CROOKED CREEK LN
DURHAM NC 27713

RALPH HUNT, SR.
18 CROOKED CREEK LN
DURHAM NC 27713

JEFFREY HUNTER
17 WOODGATE CT
DURHAM NC 27713

OTIS WASHINGTON, JR.
23 WOODGATE CT
DURHAM NC 27713

GREG KOWIS
27 WOODGATE CT
DURHAM NC 27713

CHARLES FLINK
31 WOODGATE CT
DURHAM NC 27713

LING ZHEN
32 WOODGATE CT
DURHAM NC 27713

SON NGUYEN
20 WOODGATE CT
DURHAM NC 27713

JOHN NOONAN
119 COLVARD PARK DR
DURHAM NC 27713

PEGGY PENNY DIETRICH
137 COLVARD PARK DR
DURHAM NC 27713

CHAD MESSICK
153 COLVARD PARK DR
DURHAM NC 27713

DAVID PAUL
169 COLVARD PARK DR
DURHAM NC 27713

ROBERT BURKE
189 COLVARD PARK DR
DURHAM NC 27713

WILLIAM KELCE
201 COLVARD PARK DR
DURHAM NC 27713

GERALD BENSON
204 COLVARD PARK DR
DURHAM NC 27713

AJIT PENDSE
178 COLVARD PARK DR
DURHAM NC 27713

DANIEL FERGUSON
156 COLVARD PARK DR
DURHAM NC 27713

LARRY FITZGERALD
C/O ANN C. VITALI
333 WASHINGTON AVE N. STE 405
MINNEAPOLIS MN 55401

COURTNEY MUNROE
49 FOREST VIEW PL
DURHAM NC 27713

WILLIAM YOUNT
79 FOREST VIEW PL
DURHAM NC 27713

THOMAS PRATT
105 FOREST VIEW PL
DURHAM NC 27713

GAMIL ALI
119 FOREST VIEW PL
DURHAM NC 27713

DAVID N. & KAREN O. CUTCLIFFE
116 FOREST VIEW PL
DURHAM NC 27713

DANIEL CORRIGAN
92 FOREST VIEW PL
DURHAM NC 27713

JAMES MASON
THE TILLMAN LAW FIRM, PLLC
111 CLOISTER COURT, SUITE 102
CHAPEL HILL NC 27514

NORTH CHATHAM LLC
C/O JEFF HUNTER
17 WOODGATE CT
DURHAM NC 27713

RON EVANS
72 EDGEWOOD DR
DURHAM NC 27713

CORNELL CANNADY
78 EDGEWOOD DR
DURHAM NC 27713

EDWARD STRAUSS
88 EDGEWOOD DR
DURHAM NC 27713

CHARLES EAKES
100 EDGEWOOD DR
DURHAM NC 27713

JIMMIE HAYNES
110 EDGEWOOD DR
DURHAM NC 27713

RICHARD STALLINGS
116 EDGEWOOD DR
DURHAM NC 27713

HOUMAN TAMADDON
4396 DEERWOOD LANE
EVANS GA 30809

CHRISTOPHER STAMBAUGH
128 EDGEWOOD DR
DURHAM NC 27713

JORGE SALAS
134 EDGEWOOD DR
DURHAM NC 27713

ROBERT HAWKINS
140 EDGEWOOD DR
DURHAM NC 27713

WILLIAM MALCOLM
146 EDGEWOOD DR
DURHAM NC 27713

WILLIAM DOWNEY, JR.
156 EDGEWOOD DR
DURHAM NC 27713

MICHAEL RICHARD
160 EDGEWOOD DR
DURHAM NC 27713

AGNES DEWITT
159 EDGEWOOD DR
DURHAM NC 27713

PAUL HOOLAHAN
331 DORRINGTON BLVD
METAIRIE LA 70005

OLIVER ADUNKA
149 EDGEWOOD DR
DURHAM NC 27713

DERON ALLEN
143 EDGEWOOD DR
DURHAM NC 27713

VICTOR BENEDICT
137 EDGEWOOD DR
DURHAM NC 27713

RODNEY ALSUP
131 EDGEWOOD DR
DURHAM NC 27713

JOHN BONFIGLIO
125 EDGEWOOD DR
DURHAM NC 27713

JANET WILSON
119 EDGEWOOD DR
DURHAM NC 27713

JAMES PARTRIDGE
113 EDGEWOOD DR
DURHAM NC 27713

THOMAS MORRIS
81 EDGEWOOD DR
DURHAM NC 27713

AIELLO BUILDERS
REGISTERED AGENT
5856 FARRINGTON PLACE
RALEIGH NC 27609

BRIAN K. MITCHELL
30 CRIMSON OAK DR
DURHAM NC 27713

JOHN HAWKINS
c/o HUNTON & WILLIAMS
200 PARK AVE.
NEW YORK NY 10166

STEPHEN & ANGELA BURR
80 CRIMSON OAK DR
DURHAM NC 27713

ZHUANG A. WANG
106 CRIMSON OAK DR
DURHAM NC 27713

PAUL FRIGA
126 CRIMSON OAK DR
DURHAM NC 27713

ROBERT K. CRACE
148 CRIMSON OAK DR
DURHAM NC 27713

JAMES & REBECCA GREEN
172 CRIMSON OAK DR
DURHAM NC 27713

PAUL & JANICE KALIN
186 CRIMSON OAK DR
DURHAM NC 27713

JON W. EDLAND
314 VILLAGE ORCHARD RD
CARY NC 27519

UPRIGHT BUILDERS
590 NEW WAVERLY PL., #140
CARY NC 27511

AIELLO BUILDERS
P.O. BOX 1361
CARY NC 27512

DAVID ZUCCHINO
264 CRIMSON OAK DR
DURHAM NC 27713

MARILYN D. KEEGAN, TRUSTEE FOR
4290 BRIDAL TRAIL
AKRON OH 44333

ROBERT KEEGAN
300 CRIMSON OAK DR
DURHAM NC 27713

WILLIE PARKER, JR.
318 CRIMSON OAK DR
DURHAM NC 27713

MARK STEWARD
342 CRIMSON OAK DR
DURHAM NC 27713

UPRIGHT BUILDERS
590 NEW WAVERLY PL., #140
CARY NC 27511

UPRIGHT BUILDERS
590 NEW WAVERLY PL., #140
CARY NC 27511

LOYD BUILDERS
2506 RELIANCE AVE
APEX NC 27539

JOSEPH K. SALAMA
361 CRIMSON OAK DR
DURHAM NC 27713

COLVARD FARMS DEVELOPMENT CO.
9310 NC HWY 751
DURHAM NC 27713

AIELLO BUILDERS, INC.
REGISTERED AGENT
5856 FARRINGTON PLACE
RALEIGH NC 27609

TONY ARNDT
106 WASHINGTON ST
NEWTON IL 62448

DAVID G. GOSHAW
271 CRIMSON OAK DR
DURHAM NC 27713

ROBERT BURLEIGH
175 CRIMSON OAK DR
DURHAM NC 27713

GARY N. & DEBBIE B. SIMPSON
153 CRIMSON OAK DR
DURHAM NC 27713

EDWARD BENNETT KIRK
129 CRIMSON OAK DR
DURHAM NC 27713

COLVARD FARMS DEVELOPMENT CO.
9310 HIGHWAY 751
DURHAM NC 27713

STEPHEN MCDOWELL
46 FAIRSTONE CT
DURHAM NC 27713

RON RIDGE
62 FAIRSTONE CT
DURHAM NC 27713

COLVARD FARMS DEVELOPMENT CO.
9310 HIGHWAY 751
DURHAM NC 27713

COLVARD FARMS DEVELOPMENT CO.
9310 HIGHWAY 751
DURHAM NC 27713

LOYD BUILDERS
2506 RELIANCE AVE
APEX NC 27539

COLVARD FARMS DEVELOPMENT CO.
9310 HIGHWAY 751
DURHAM NC 27713

JOHN RIESTER
121 CRIMSON OAK DR
DURHAM NC 27713

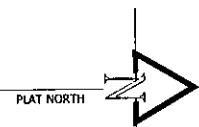
LOYD BUILDERS
2506 RELIANCE AVE
APEX NC 27539

CYNTHIA ANDERSON
43 CRIMSON OAK DR
DURHAM NC 27713

UPRIGHT BUILDERS
590 NEW WAVERLY PL., #140
CARY NC 27511

NEIL & CATHERINE PALOMBA
25 CRIMSON OAK DR
DURHAM NC 27713

JOANNE M. DONOHOE
1455 HEATHER RIDGE DRIVE
NEWTOWN PA 1894

[illegible]

I hereby certify that the addition and action has been heard in compliance with the regulations of Christian Charity, with the exception of such members as may be added to the members of the Board of County Commissioners, and that it has been approved by the Board for recording in the Office of the County Register of Deeds.

UNITED STATES OF AMERICA
US ARMY CORPS OF ENGINEERS



S.D. PUCKETT & ASSOCIATES
LAND SURVEYORS

Colvard Farms Water & Sewer System

Township of Williams - County of Chatham - State of N.C.

FIVE AFFIRMATIVE FINDINGS

FINDING NUMBER 1: THE USE REQUESTED IS AMONG THOSE LISTED AS AN ELIGIBLE CONDITIONAL USE IN THE DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED OR IS TO BE LOCATED.

Colvard Farms is approved as a planned unit development with cluster subdivision. The addition of the proposed non-residential lots is consistent with the original approval for the subdivision as these lots will serve an existing and approved water and sewer system. This request does not alter the current use; instead, if approved, this request will allow the Colvard Farms Homeowners Association the ability to sell the ownership of the water and sewer utilities to an experienced company, like Aqua North Carolina.

FINDING NUMBER 2: THE REQUESTED CONDITIONAL USE PERMIT IS EITHER ESSENTIAL OR DESIRABLE FOR THE PUBLIC CONVENIENCE OR WELFARE.

Yes, see response in 1 above.

FINDING NUMBER 3: THE REQUESTED PERMIT WILL NOT IMPAIR THE INTEGRITY OR CHARACTER OF THE SURROUNDING OR ADJOINING DISTRICTS, AND WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY.

Yes, see response in 1 above.

FINDING NUMBER 4: THE REQUESTED PERMIT WILL BE CONSISTENT WITH THE OBJECTIVES OF THE LAND DEVELOPMENT PLAN.

Yes, see response in 1 above.

FINDING NUMBER 5: ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, SANITATION AND/OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED.

Yes, see response in 1 above.