



ATTACHMENT 10:
PLANNING COMMISSIONERS'
WRITTEN COMMENTS
COLVARD FARMS PHASE 12
JUNE 12, 2018

Case Z1700043 (Colvard Farms Phase 12)

AL-TURK – I voted for approval.

BRINE – I voted to recommend approval of this request rezoning [RR to RS-20(D)]. The request is consistent with the FLUM and is accompanied by a Development Plan. I appreciate the commitment for no mass grading or clear cutting.

BUZBY – This is a fine proposal – I vote to approve.

HYMAN – Voted yes: moving forward to the City Council with a favorable recommendation.

KENCHEN – I vote to approve.

MILLER - The Board of County Commissioners should approve this rezoning.

The property in question is a 29 acre, grand piano shaped tract located in the Colvard Farms development at the southern limit of the county. The land is currently zoned RR. The applicant would like to change the zoning to RS-20 with a development plan. The land is located in the suburban tier and it is designated very low density residential (two units per acre or less) on the Future Land Use Map of the Comprehensive Plan. Under the commitments of the development plan, 31 single family homes could be built on the site. The area is developed as suburban residential with single family homes located on large lots. Colvard Farms is a large multiphase subdivision with a semi-rural feel.

Under the current RR zoning, it is possible that as many as 33 SFR units could be built on the subject tract, but inasmuch as a portion of the site is traversed by a power easement, development of the property to its potential as SFRs under the RR rules would be difficult. The developer is satisfied that the slightly relaxed rules governing RS-20 development will allow the flexibility necessary to complete this phase of Colvard Farms in a way that is consistent with the suburban low density pattern established in larger subdivision while avoiding the problems associated with the power easement. Because RS-20 development at 31 units on 29 acres is consistent with the expectation of the Comprehensive Plan's FLUM for the area, and because the proposed development respects the existing development pattern consistent with the expectations of policies 2.2.1c and 2.3.1a of the Comprehensive Plan, this rezoning request is appropriate and should be approved.

VANN – I voted yes & the matter passed 11-0.