



Chatham County Planning Department
PO Box 54/80-A East Street
Pittsboro, NC 27312
Ph: (919) 542-8204
Fax: (919) 542-2698

CHATHAM COUNTY APPLICATION
FOR A PLAN AMENDMENT

Applicant Information:

NAME: Glenda Toppe, Glenda S. Toppe Assoc.
ADDRESS: 4139 Gardenlake Drive
Raleigh, NC 27612
CONTACT PH: (919) 605-7390
EMAIL: glenda@gstplanning.com

Landowner Information:

NAME: Highcroft Commons, LLC
ADDRESS: 10801 Crisp Dr.
Raleigh, NC 27614
CONTACT PH: (919) 605-7390
EMAIL: glenda@gstplanning.com

PROPERTY IDENTIFICATION

Applicable Plan: Chatham-Cary Joint Land Use Plan
Physical (911) Address: New Hope Church Rd. PARCEL (AKPAR) No.: 19865
Township: 13 Williams Total Acreage (if applicable): Portion of 41.145

CURRENT APPLICABLE PLAN CLASSIFICATION: Low Density
PROPOSED PLAN CLASSIFICATION: Medium Density (Maximum density 3.4 du/ac)

APPLICANT'S JUSTIFICATION STATEMENT FOR THE PLAN AMENDMENT

Explain in detail why you think conditions warrant a Plan Amendment (attach more pages, as needed):

See Attached Sheet.



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No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following:

Application Fee: \$250

PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) 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.

Signature Date

Print Name

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) _____ is an authorized agent for said property and is permitted by me to file this application.

Signature Date

Print Name

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made.

Glenda S. Toppe, Glenda S. Toppe & Assoc. 3/27/17
Signature Date
Glenda S. Toppe
Print Name

FOR OFFICE USE ONLY

Application No.: PL20 Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____ Cash Credit Card Money Order

Planning Department
Revised Jan. 21, 2016 appb

JUSTIFICATION PROPOSED PLAN AMENDMENT CHATHAM CARY JOINT LAND USE PLAN ADOPTED JUNE 2012

This is a request for an amendment to the Chatham Cary Joint Land Use Plan. The current land use designation is Office/Institutional. The proposed classification is MDR with a maximum density of 3.4 dwelling units per acre. The Plan Amendment affects property that is in the Town Limits of Cary and located within the Weldon Ridge PDD. The amendment affects a portion of Parcel 19865.

The Joint Land Use Plan amendment is accompanied with an amendment to the Weldon Ridge PDD. Weldon Ridge PDD was approved by the Town of Cary in March of 2004. The PDD was approved with a school and church parcel. This parcel is referred to as S-1 in the adopted Weldon Ridge PDD. When the Joint Land Use Plan was adopted in 2012, the S-1 parcel was designated as Office/Institutional on the Land Use Plan. The land use category reflected the land use found in the approved Weldon Ridge PDD.

The amendment to the Weldon Ridge PDD affects the current S-1 parcel and adjacent SF-6 parcel. The Joint Land Use Plan amendment only affects a portion of the land area identified as Office/ Institutional on the Joint Plan. In the PDD amendment, the school parcel is named S-1 (a).

The original S-1 parcel is approved for a church, school, day care, and preschool. There is a parcel adjacent to S-1 identified as SF-6 that is approved for residential uses with a density of 5 dwelling units per acre. The uses approved for SF-6 are detached dwellings, patio homes, attached residential, zero lot line and neighborhood recreational facility with a minimum lot size of 5,200 square feet for detached residential.

With the PDD amendment, the school is located on SF-6 and a portion of the S-1 parcel. Since schools and churches are permitted in residential zoning districts, the location of the school in SF-6 does not require an amendment to the Joint Land Use Plan.

In addition to the school site (S-1 (a)), the Weldon Ridge PDD amendment includes the placement of residential uses on the original S-1 parcel which is designated as Office/Institutional on the Joint Land Use Plan. This is

what is triggering the amendment to the Chatham Cary Joint Land Use Plan.

The map accompanying the Joint Land Use Plan amendment shows S-1 (a), S-1 (b) and SF-6.

The amendment to the Joint Land Use Plan proposes changing a portion of the Office/Institution land use category to Medium Density with a maximum density of 3.4 dwelling units per acre. Medium Density in the Joint Land Use Plan is a maximum density of 4 dwelling units per acre.

The proposed SF-6 parcel is approximately 33.42 acres. The proposed density is 4.3 dwelling units per acre. The current SF-6 parcel is approved with a density of 5 dwelling units per acre and a maximum of 30 units. Based on the plans that have been approved for development within the Weldon Ridge PDD, there is only an increase of 20 units within the overall PDD. The proposed PDD amendment also increases the minimum lot size from 5,200 square feet to a minimum of 8,000 square feet.

Here is the current break down of the land use categories. S-1(a) school parcel is approximately 17.39 acres. SF-6 residential parcel is approximately 33.42 acres. S-1 (b) is approximately 19.77 acres. S-1 (b) is part of the original S-1 parcel and is approved for a school, church, day care and preschool. The total acreage of S-1 (a) and S-1 (b) is approximately 37 acres. This part of the Joint Land Use Plan will remain Office/Institutional. It is the SF-6 parcel that is being proposed for Medium Density with a maximum density of 3.4 units per acre in the Joint Land Use Plan.

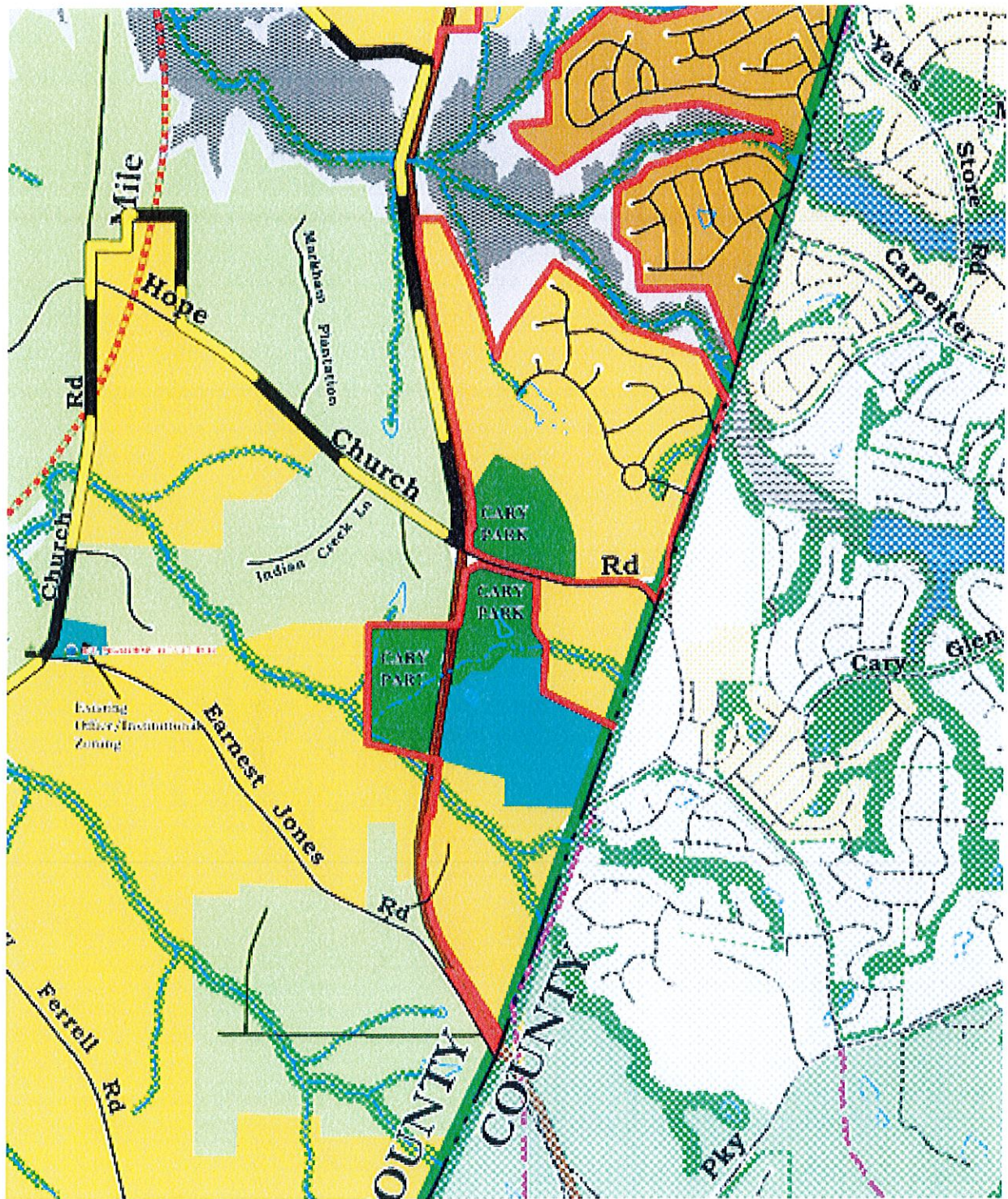
The request to amend the Chatham Cary Joint Land Use Plan is warranted based on the reasons stated above. The boundaries of the existing S-1 parcel and the SF-6 parcel are being rearranged. The Joint Plan still maintains the Office/Institutional category with additional land available for Office/Institutional development. The part of the Joint Land Use Plan being amended to Medium Density only adds 20 additional units to the approved Weldon Ridge PDD.

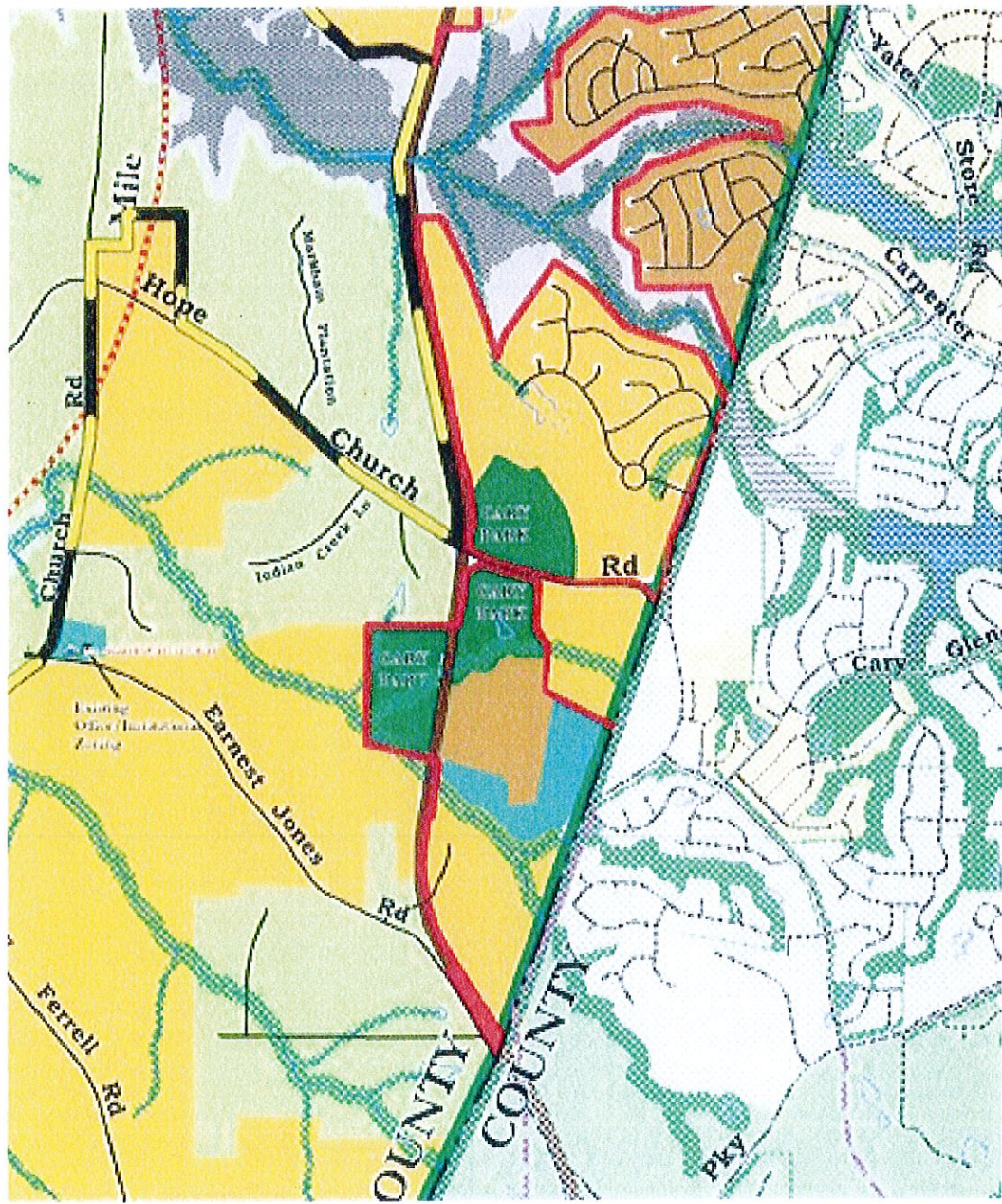
Furthermore, the portion of the Joint Land Use Plan being affected by the amendment is east of the American Tobacco Trail. North and west of the property is Town of Cary parkland. This in affect separates the affected

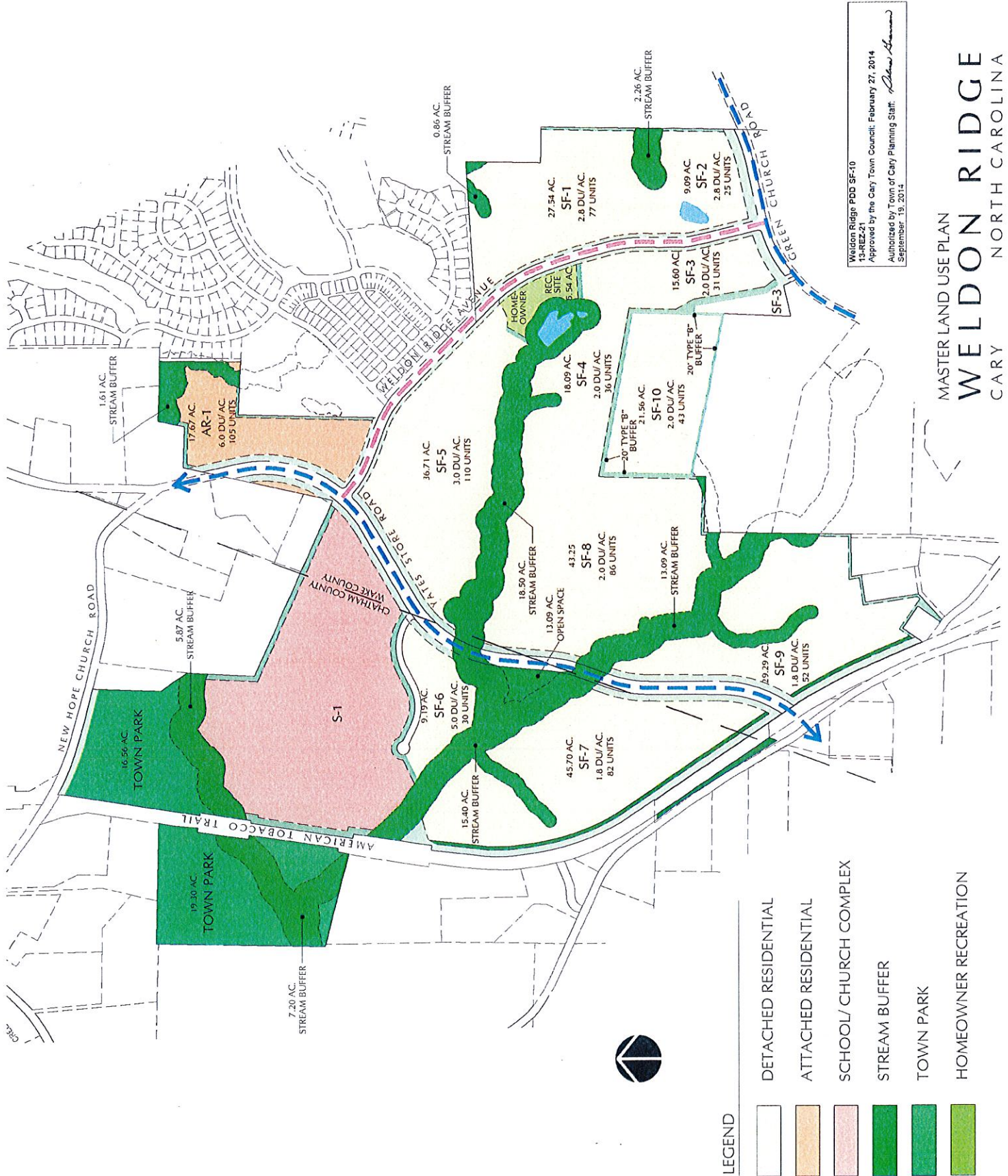
property from other portions of the Joint Land Use Plan. The property is also more than a mile from the critical area of Jordan Lake. The increase in lot size to a minimum of 8,000 square feet is more in keeping with the residential development in the area.

In conclusion, the proposed Plan Amendment is justified and in keeping with the spirit of the Chatham Cary Joint Land Use Plan.

Three maps are included with the request. The first map is the Joint Land Use Plan showing the affected area. The second map shows the affected area in the Weldon Ridge PDD. The third map is the proposed Master Land Use Plan for Weldon Ridge PDD.







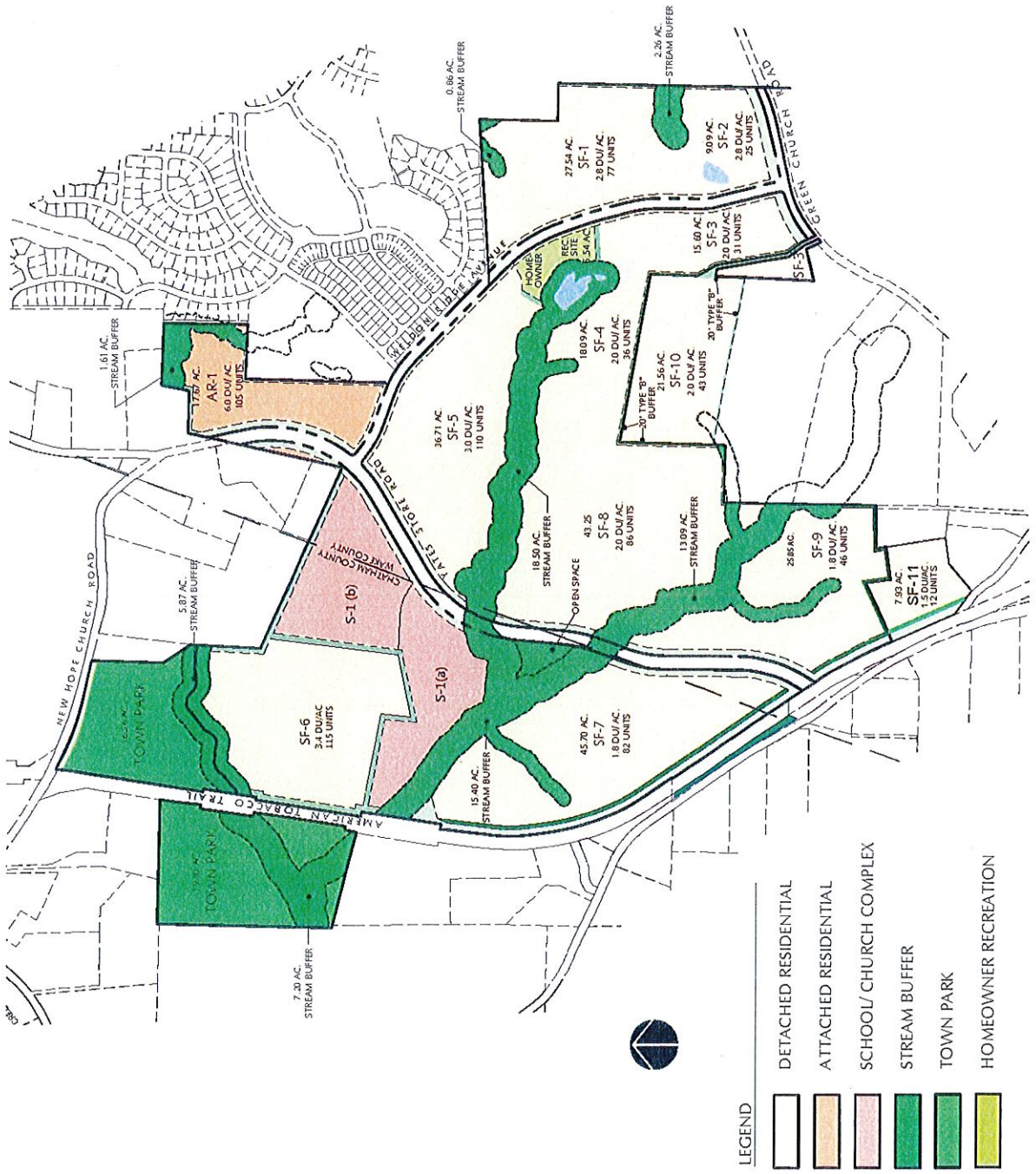
Weldon Ridge PDD SF-10
 13-REZ-21
 Approved by the Cary Town Council: February 27, 2014
 Authorized by Town of Cary Planning Staff: *Debra Howard*
 September 15, 2014

MASTER LAND USE PLAN
WELDON RIDGE
 CARY NORTH CAROLINA

- LEGEND**
- DETACHED RESIDENTIAL
 - ATTACHED RESIDENTIAL
 - SCHOOL/ CHURCH COMPLEX
 - STREAM BUFFER
 - TOWN PARK
 - HOMEOWNER RECREATION



MASTER LAND USE PLAN
WELDON RIDGE
 CARY NORTH CAROLINA



LEGEND

[White Box]	DETACHED RESIDENTIAL
[Light Green Box]	ATTACHED RESIDENTIAL
[Light Yellow Box]	SCHOOL/ CHURCH COMPLEX
[Green Box]	STREAM BUFFER
[Yellow Box]	TOWN PARK
[Light Green Box]	HOMEOWNER RECREATION