

BRIAR CHAPEL CUP AMENDMENT PUBLIC HEARING
APPLICANT: NNP-BRIAR CHAPEL, LLC

MAY 15, 2017

OVERVIEW OF EVIDENTIARY PRESENTATION BY BRIAR CHAPEL

- I. General Introduction of Presenters, Summary of Requested Changes and Highlight of Community Meeting Effort
- II. Presentation of Evidence in Support of Requested Amendment
- III. Review of Five Findings and Conclusion

I: INTRODUCTION

NNP DEVELOPMENT TEAM

CONSULTANT WITNESSES

SUMMARY OF REQUESTED CHANGES

Initially Proposed Updates and Changes to Master Plan for Briar Chapel (“Red Bubble Map”)



2017.03.02 As Submitted FINAL New BC CUP Map-2.pdf

- ❑ Revision to Civic Site to allow for potential Chatham County elementary school.
- ❑ Revision of perimeter buffer (from 100' to 50') along shared boundary with Chapel in the Pines Church at the church's request.
- ❑ Revision of Perimeter Buffer along boundary with Duke Energy High Voltage Powerline Right of Way
- ❑ Revision of Perimeter Buffer along Phase 15-S from 100' to 75' to avoid encroachment by retaining wall
- ❑ Increase of the number of allowed units from 2,500 to 2,650 (to allow for 150 additional multifamily units)
- ❑ Update language of the CUP and CCO Responses
- ❑ Amend project table of uses to allow density in certain areas and show potential interior commercial locations

SUMMARY OF COMMUNITY MEETING EFFORTS

- ❑ Because Briar Chapel falls under the pre-2008 Zoning Ordinance, community meetings are not required. Nevertheless, NNP voluntarily sent out notices of informational meetings to over 1,300 recipients: Briar Chapel residents, all Farrington adjoiners, all Herndon Woods owners and all other Briar Chapel adjoiners.
- ❑ Held Meetings:
 - March 27, 2017 (morning)
 - March 27, 2017 (evening)
 - March 28, 2017 (morning)
 - March 28, 2017 (evening)
 - March 29, 2017 (evening)
- ❑ Combined well over 100 interested people attended these meetings
- ❑ Also met with the Farrington Village HOA Board as NNP has been doing for years in order to keep them up to date

RESULTS OF COMMUNITY MEETING EFFORTS

- ❑ NNP heard a wide array of input regarding the proposed changes.
- ❑ After hearing and communicating with the attendees, the following decisions were made regarding the requests:
 1. Drop the request to allow up to 100 multifamily units in the Briar Chapel North Section
 2. Take steps to ensure that residents of new multifamily units in the Special Districts will not have the right to use the existing swimming pool, clubhouse and sport court facilities.
- ❑ NNP, thereafter sent another letter to all of the 1,300+ recipients notifying them that NNP would request that these changes be formally incorporated into the application.
- ❑ NNP, has revised the proposed Master plan to match those requirements, as appropriate.



2017.04.12 Letter to Residents Signed - CUP Amendment .pdf



2017.05.15 CUP Map comparison-1.pdf



2017.05.15 CUP Density Chart Comparison-2.pdf



AMENITY MULTI FAMILY COMMITMENT.pdf

II: PRESENTATION OF EVIDENCE

- A. Incorporation of entire Application into the record as well as everything we have presented thus far and will present throughout the course of this hearing.
- B. Incorporation of entire prior applications including the original application, as well as the applications for amendment in 2012 and 2014.
- C. **LEE BOWMAN (NNP Senior Project Manager)**: Progress since 2005 and conceptual drawings of Special District East and Special District West.



Conceptual SD West.pdf



Conceptual SD East.pdf

- A. **LAURIE FORD (NNP Senior Vice President)**: Summary of Briar Chapel residential, civic and commercial impacts and need for additional multifamily units along highway.
- B. **DAN KLAUSNER (NNP Director of Commercial Development)**: Evidence regarding need for 150 additional multifamily units in the Special Districts.
- C. **CHRIS SEAMSTER (Regional Manager for McKim & Creed, Registered Landscape Architect)**: Evidence regarding (1) need for buffer reduction from 100' to 75' at Phase 15-S for retaining wall; and (2) along SD-N High Voltage Powerline area.
- D. **LUCY GALLO (Principal with DPF, national real estate consulting firm)**: Evidence regarding economic impact of proposed amendments to CUP.

II: PRESENTATION OF EVIDENCE (cont.)

- G. RICHARD ADAMS (Traffic Engineer; Vice President Kimley-Horn):** Evidence regarding traffic impact of proposed amendments.
- H. CHRIS HUYSMAN (Managing Partner of Wetlands & Waters):** Evidence of compliance with environmental permits and conformity with applicable permits and assessments.
- I. TANYA MATZEN) (Project Manager Briar Chapel, N.C. Licensed Realtor and Broker in Charge):** Southern Village Home Market Study regarding impact on surrounding home prices.
- J. JEFF TAYLOR, MAI (Appraiser and Real Estate Broker):** Review of Southern Village case study.
- K. MARK ASHNESS (Civil Engineer and Principal with CE Group, Inc.):** Evidence of adequacy of utilities, access, drainage, etc.
- L. ADDITIONAL EVIDENCE:** Resumes, Conceptual Drawings, Multi-Family Amenity Commitment, Home Prices Graphic



BC Affordable Home Prices.pdf

III: FIVE FINDINGS AND CONCLUSION

- A. Admit into the official record all evidence (written and testimony) into the official public record.
- B. Review of Five Findings.
- C. Generalized evidentiary objection for procedural expediency.
- D. Reservation of opportunity to respond to any opposing evidence.
- E. Request for Approval