

completely within the boundaries of the County and have consistent need for critical infrastructure investment and community investment; and

WHEREAS, The Chatham Economic Development Corporation (EDC) utilizes a policy-driven approach to improve the lives of County residents by supporting infrastructure improvements and preservation of the County's strong quality of place; and

WHEREAS, One of the strategic goals of the Chatham Economic Development Corporation (EDC) is to support Chatham County and its municipalities in their efforts to identify critical infrastructure needs and projects that will retain and grow businesses in Chatham County as well as attract new business opportunities for the County; and

WHEREAS, Greater financial cooperation between the County and municipalities can be advanced by direct investment from the County into its municipalities; now, therefore, be it

RESOLVED, That the Chatham County Democratic Party recommend that the County Board of Commissioners consider establishing a line item in its annual budget to provide direct funding to the municipal government units of Goldston, Pittsboro and Siler City; and

BE IT FURTHER RESOLVED, That said funds would be allocated on a per capita basis either using the latest population estimates from the state demographer and/or the most recent decennial census, with said funds to be allocated to requests such as matching grants; infrastructure improvements in potable water, reuse water, purple pipe, waste water; downtown redevelopment; parks and recreation projects; municipal buildings; and projects that would fall under the category of public works.

17-2165

A Legislative Public Hearing on a request by NNP Briar Chapel for a revision to the Chatham County Compact Community Ordinance, Section 6.2 Maximum Size, to increase the dwelling unit cap from 2,500 to 2,650.

Attachments: [More Information from Planning Department Website](#)
[Applicant presentation](#)

Zoning Administrator Angela Birchett reviewed the specifics of the request.

Attorney for the applicant Nick Robinson gave a presentation to the Board.
(Presentation attached)

Commissioner Petty asked if the multifamily housing could potentially accommodate student housing for the students attending the community college. Mr. Robinson stated yes.

Commissioner Dasher asked if the multifamily housing would be rentals or owner occupied. Mr. Robinson stated they will very likely be rentals.

Dr. George Lucier, Chair of the Planning Board, asked if the wastewater capacity was sufficient for the increase in dwellings. Mr. Robinson stated it was sufficient.

Chairman Crawford opened the hearing.

Cherie Dumphy submitted the following comments:

I am a retired physician after thirty-three years of practice. I am a commercial real estate broker. There are several questions that I have that I would like addressed at some point. I understand that you are trying to not have sprawl and you are trying to increase the density by 150 residences but that does impact schools and it does

impact traffic on the roadways. I think that needs to be studied before we automatically approve an increase in the density. I live on Andrews Store Road. We have already had a major impact on traffic with the schools that are there. It is a two lane state road. It is not meant necessarily to carry the traffic that this could impact. There could possibly be a repeal of the impact fee. I think that the developers for this should carry the impact and if the impact fee is repealed then we have to consider how that is going to impact the existing property owners and their property taxes. This multifamily residential that we are talking about, we are talking about having multifamily for students but are we guaranteed that this will be affordable housing. My daughter is a high school teacher at Lee County High School. She is considering taking a position in Orange County and we are having a very hard time finding affordable housing for teachers. We need to think about affordable housing for public servants. I know we are going to be talking about the perimeter buffers. I think, if we are just not having where we change the perimeter buffer so we don't have to build a retaining wall. I think these perimeter buffers were put in place for a reason. There needs to be a good reason that we are changing them. Thank you.

Shelley Colbert submitted the following comments:

I live in Briar Chapel. I am going to try to keep my remarks really brief because I have also provided written comments to the commissioners. I want to remind people of a couple of things. First and foremost the benchmark that we should be looking at here is not the current cap of 2,500. A benchmark is really the 2,389 set originally. I bought my home in Briar Chapel in 2013 and since that time, in four years, we have had three proposed increases in the total number of units. This isn't just about density. This represents actually an 11% increase in total units and that translates into a lot more people and a lot more crowding. I want to echo the previous speakers concerns about that because adding more of these units we really have to look at the facilities that are there to support them. Not just what was done based on the 2,389 but this addition of 261 units and the additional people that will bring into the community and traffic and so forth. I also want to restate, my chief objection is these incremental adjustments without additional facilities. It is just not a good way to plan a community. The sprawl is one thing but there is still the issue of how much you can cram into a space. That is not what we bought into. That is not what the surrounding communities bought into. Same incremental approach to the buffer issues. A little here and a little there all really starts to add up and the cumulative affect is really what I am trying to get to here. We have to step back and look at the bigger picture. These incremental attempts to adjust this without looking at the total impact, not only to the current residents of Briar Chapel but the folks in Manns Chapel and Ferrington as well.

Lee Sullivan submitted the following comments:

We have gone through change after change at Briar Chapel. The buffers and errors of homes being built too close together and then to have to take windows out and make solid walls. They just keep wanting exceptions. The master plan was set up and it was approved. Our area worked very hard with them to set up the master plan and now this is quite a few times different down the road where they want to keep changing it. This one addition will bring a minimum of 300 cars. That is not something to ignore. There needs to be a complete study done of traffic. Andrews Store Road needs sidewalks and a bike path. The Briar Chapel Park parking overflows now on the shoulders. We would not like to have the shoulders torn up. They are ruined if cars come. We need a parking study, a traffic study, a sidewalk study and also the change would restrict anyone else in the county from making a

2,500 house subdivision because you are going to up it. That would take a lot of folks out of the range to build a compact community. We worked very hard in 2004 with the Planning Board and the County to work the details out. Everyone was satisfied when it was done. Now they keep coming back making changes and making errors. My knowledge comes from our knowledge center, the Cruzers store. The workers, the fireman, the people that are in there. The fire department has shown numerous times the fire trucks couldn't move through the area and we need to stop this thing now in its tracks. We need to do some studies on fire safety and road safety. It should be stopped until it gets in compliance with the 2004 ordinance. Thank you.

Pat Myers submitted the following comments:

I live in Briar Chapel. I am a Chatham County resident. I remember when there was only one stoplight between Pittsboro and Chapel Hill. I share the concerns of all the prior speakers about the creep, it is the only way I can put it, of Briar Chapel from 2,389 to 2,500 to 2,650. I wonder what kind of precedent approving this sets for other compact communities. If they can just keep coming back every year, every two years. My major concern is the developers brought this up and I recognized a need for rental apartments in Chatham County. We have too many people who can't afford to live within an hours drive of where they work. One problem we had was folding into the Briar Chapel residential community 350 rental units to be members of the HOA, use the amenities. We already have inadequate parking at the pool and we are only half built out. Newland did listen to us and tried to address those concerns but my understanding from the last letter we got from Mr. Bowman on the 12th was that Chatham County will not impose a conditional use permit that involves enforcement of a private covenant. So anything we have been assured of by Newland is not legally binding. In addition to the concerns people have about the traffic and congestion in that area I would add that the present residents of Briar Chapel feel like they may be excluded from promises because we can't make them legally binding. Thank you.

Bonnie McCarthy submitted the following comments:

I live in Briar Chapel. I am a new person to this area. I have been here less than a year. My eyes have been opened on many different topics. When we were first looking at purchasing a lot the number that was used for the maximum amount of houses was 2,389. In the short time since we looked at the lot and moved in that number has been bumped up at least two times with at least one attempt to take away any kind of cap. This is disturbing to me, especially because I came from New Jersey. I wanted to avoid this. My concern is these incremental changes seem like they're innocuous. When you put it together, my percentage was that this is a 10% increase in just a short amount of time. We are barely half built out. I have seen a change in the parking, in the traffic and what is that going to be like on Andrews Store Road and 15-501 when all of Briar Chapel is built out? At the very least we need to stop and do a traffic study. Adding the apartments and 300 additional cars is something you can't take lightly. You have to take your time and be thoughtful. I urge you to not support this and take the time for some further study.

Tami Schwerin submitted the following comments:

I have been a chatham county resident for over 20 years. I've been a small business owner, helped found Chatham Marketplace Cooperative and also began Abundance

NC, a non-profit focusing on local food, renewable energy and community. I've been very active here and I love this community. I first worked with Briar Chapel when we approached them about supporting our new grocery store co-op. They were happy to purchase blocks of ownership shares to give out to their new residents as they moved into the community. This was a perfect way to welcome people into the community of Chatham while at the same time giving some financial assistance to the new co-op. We were very appreciative. Later down the road as we were getting the Abundance Foundation started we were beginning a local food and sustainable agriculture festival, The Amazing Pittsboro Pepper Festival. With the help of Briar Chapel, we took it from about 40 people to over 2,200 this past year. We are planning our tenth Pepper Festival and will keep Chatham County at the forefront of Sustainable Agriculture in the nation. We are known for our local food, small organic farms and of course peppers! It not only took money, but expertise and I'd like to recognize Briar Chapel and Newland for: Supporting what they believe in doing what they say they are going to do, offering not only funding, but guidance and other ways of helping, and introducing their residents to all the cool things happening in this county. They not only support The Abundance Foundation but the Arts Council, Triangle Offroad Cyclists, local businesses and the Chatham County Schools. Another project Briar Chapel helped with was bringing in local celebrity chefs to work with the lunch staff in all 17 schools and create new better tasting and locally sourced lunches. Briar Chapel was crucial to getting this off the ground and all 9000 of our chatham kids were better off because of it! (not to mention the staff and administration). Again, I'd like to say that Briar Chapel and Newland have been very good corporate citizens to this community and I hope you will take that into consideration when reviewing their plans.

Roark Whitehead submitted the following comments:

Something concerned me. I have an April 12th letter and I have five copies for the Board. That letter is from Laurie Ford, Senior Vice President of NNP-Briar Chapel. It is addressed to Briar Chapel residents. I circled in the decisions section a point regarding multifamily units. It says the request to add multifamily units to the Briar Chapel North project, and I live in that portion of the project that is between Great Ridge Parkway, where the starting point of the gravel road starts, it says that will be eliminated. There will be no increased multifamily units there. I apologize if I heard you incorrectly but I am pretty sure I heard you say that there might be up to fifty multifamily added there, at the entrance to Briar Chapel at Manns Chapel.

Mr. Robinson stated what he meant to say was there would possibly be up to fifty units in the special district north which is located at the entrance of Briar Chapel on 15-501. There will be no multifamily units added to the portion of Briar Chapel north of the clubhouse.

Chairman Crawford closed the hearing.

This Agenda Item was referred to the Planning Board.

17-2166

A Legislative Public Hearing on a request from Pat Cothren for a conditional district rezoning from R-1 Residential to CD-NB Neighborhood Business for boat and RV storage facility and a landscaping contractor's yard on Parcel No. 17380 located at 61 Sugar Lake Rd at the corner of Mt Gilead Church Road.

Attachments: More Information from Planning Department Website