

From: Nick Robinson <robinson@bradshawrobinson.com>
Sent: Thursday, June 22, 2017 4:46 PM
To: Jason Sullivan; Angela Birchett
Cc: Lee Bowman; Garretson Browne
Subject: Briar Chapel CUP Amendment (Dollar Property)
Attachments: 2017.06.22.Dollar Voluntary Buffer Map.pdf

Jason and Angela,

We continue to work on the Briar Chapel CUP public hearing issues. I wanted to talk with you about the Dollar property and the question of what buffer, if any, is required. The CCO states that perimeter buffers are intended to minimize the impacts of the community on "adjacent properties along the entire perimeter of the compact community." Since the Dollar property is an interior property, at a minimum a question is certainly raised as to whether it is on the perimeter of the Briar Chapel compact community. When Briar Chapel was first approved in 2005, the Dollar property was included within the CUP. The Master Plan was amended in 2012 and in 2014. In both cases the Dollar property was shown as it is now with no perimeter buffer required. The current CUP amendment application (as modified at the public hearing) requests no changes to the area surrounding the Dollar property and does not seek to change the master plan in that area. I looked back at the CCO Responses which have always stated that "Perimeter buffers are provided which meet the Ordinance requirements." The owners of the property did not appear or make comment at the public hearing on the current CUP amendment.

In light of that history and the current, vested master plan for the area, it does not appear to us that a mandated buffer is required. On the other hand, NNP sees it as appropriate and helpful to its own internal land planning that (1) there be some voluntary buffering between the Briar Chapel community and the Dollar property but also that (2) there be adequate room for safe roadway circulation around the Dollar property in light of the existing buffers (both perimeter and riparian). It is the intent of NNP to carefully plan this area, taking into account those two principles.

During the Public Hearing, you raised the question for clarification and asked whether there "should be some type of buffer" or "some type of mitigation" for the property. I think we all had

a question of whether it could be required at this point. NNP would like to propose a voluntary minimum 50' buffer (allowing for grading and re-vegetation) on the perimeter of the Dollar property (except where Half Dollar Rd. prevents it) as shown on the attached. This would be the minimum but NNP, in its discretion could voluntarily exceed that if they determine the circumstances warrant and allow for it. The attached map shows a lot arrangement that is conceptual in nature just to give some context.

Our hope is that this effort to meet the concern raised at the Public Hearing will be viewed favorably and also practically in light of the history of the Dollar property in connection with the compact community. We look forward to your review and response.

Thanks,

Nick

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