



Chatham County Planning Board Agenda Notes

Date: July 11, 2017

Agenda Item: VIII-2 (Addendum)

Attachment #: 1-6

Subdivision

Conditional Use Permit

Rezoning Request

Other:

Subject:	A request by NNP Briar Chapel for a revision to the Conditional Use Permit to (1) revise the civic site at the intersection of Andrews Store Rd and Parker Herndon Rd (possible Chatham County elementary school site) on master plan to allow for full development of the site (rather than just 2 acres as shown), (2) create the possibility of having up to 2,650 residential units (currently approved for 2,500), (3) revise the master plan map to reduce the perimeter buffer (a) from 100' to 50' along the frontage with Chapel in the Pines church (at the church's request); (b) from 100' to 50' along the short boundary with Duke Energy ROW at SD-N; and (c) from 100' to 75' along Phase 15-S boundary to eliminate the need to build a retaining wall within the perimeter buffer, and (4) revise the color key table on the master plan map to reflect adjustments to residential densities in particular locations.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Please visit the Planning Department Rezoning and Subdivision Cases for additional items provided at the public hearing. 2. Revised Master Plan 3. Roundabout Traffic Information 4. SD North Buffer Reduction Exhibit from Lee Bowman 5. Dollar property volunteer buffer map from Nick Robinson 6. Email from Chief John Strowd and Lee Bowman with maps for BC On-Street Parking and restrictions

Introduction & Background:

The following information is an addendum to the July 11, 2017 Planning Board notes.

Discussion & Analysis:

Finding 2 – The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare; and

Finding 3 – The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

Item 5 – Provide a proposed payment-in-lieu option for the provision of affordable housing units for the additional dwelling units. First, The applicant has proposed to continue providing a payment of \$460.44 per unit above the 2,389 dwelling units following the current process, which is payment at the time of final plat submittal. Second, the applicant has proposed a lump sum payment of \$33,346.19 for the balance of the dwelling units using a methodology similar to what was applied in 2012. At that time a \$900,000 payment was provided to the county for the balance of the affordable housing lots under the original conditional use permit. Staff has requested additional information from the applicant regarding the 2012 lump sum payment to use for comparison.

Recommendation:

See the recommendation included with original notes.