

BRADSHAW ROBINSON SLAWTER LLP

ATTORNEYS AND COUNSELORS AT LAW

HALL-LONDON HOUSE
128 HILLSBORO STREET
POST OFFICE BOX 607

PITTSBORO, NORTH CAROLINA 27312

PATRICK E. BRADSHAW
NICOLAS P. ROBINSON
ANDREW T. SLAWTER
TERESA G. HEATH

(919) 542-2400
FAX 542-0496

robinson@bradshawrobinson.com

October 25, 2017

James Crawford, Chairman
Chatham County Board of Commissioners
80-A East Street
Pittsboro, North Carolina 27312

Via Hand Delivery &
Electronic Mail

RE: Briar Chapel and Chatham County School Board: Request for Compact
Community Ordinance (“CCO”) **Perimeter Buffer Relocation Along Adjoining Property
Also to be Owned by the Chatham County School System**

Dear Board of Commissioners:

This letter serves as a formal request made jointly by NNP-Briar Chapel, LLC (“NNP”) and the Chatham County School Board (the “School Board”) for a Perimeter/Viewshed Buffer Relocation under the CCO to approve relocating the 100’ perimeter buffer along the property line of an adjoining parcel of land also owned by NNP (the “Second NNP Parcel”) and to be conveyed to the School Board.

As depicted on the Attached **Exhibit A**, the School Board is purchasing two NNP parcels at the intersection of Andrews Store Road and Parker Herndon Road. The larger of the two parcels (#79946) is within the Briar Chapel CUP and is depicted on the Master Plan. The smaller of the two parcels (#2715) has never been a part of the Briar Chapel Master Plan although it is owned by NNP as well. The two parcels will be combined to create a school site.

Because the CCO requires a 100’ buffer along the perimeter of the compact community, in this case, the 100’ perimeter buffer would slice between the larger parcel and the smaller parcel, effectively creating a 100’ buffer within the middle of the school site. The School Board has requested that the 100’ perimeter buffer be relocated northward to the boundary of Andrews Store Road so that it can serve as a viewshed buffer for the combined school site.

In effect, this request would eliminate the 100’ internal buffer and replace it with a more appropriately located and functional 100’ viewshed buffer along Andrews Store Road.

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Section 9.2 of the CCO allows the County to approve a 100% reduction of a Perimeter Buffer "after giving the adjoining landowners an opportunity to comment and Chatham County determines that the impact of the compact community is adequately mitigated by the community design or topography." Attached is a list of adjoiners which includes the Second NNP Parcel and the parcels adjoining it.

Waiver of the existing buffer allows for the buffer to be relocated to the roadway where it will serve the greatest purpose. This issue is essentially a quirk related to the fact that one of the parcels to be purchased as the school site is inside the Briar Chapel community and the other is not, although both are owned by NNP and both, together, will comprise the school site. This solution will actually improve the community design so as to locate the buffer where it is needed.

Based on the foregoing, the enclosed proposed Order of the Board of Commissioners allowing the relief requested is submitted to the Board of Commissioners for a vote at its meeting of November 20, 2017. **This is to request of the County Manager that the request be placed on the Commissioners Agenda for their meeting on November 20, 2017.**

Please let me know if you have any questions or concerns regarding the above.

Very truly yours,



Nicolas P. Robinson

NPR:amm

Enclosure

c: Renee Paschal, County Manager
Jason Sullivan, Planning Director
Chatham County School Board
Lee Bowman

ADJOINING LANDOWNERS

1. NNP-Briar Chapel, LLC (AKPAR #s 79946 and 91380)
1342 Briar Chapel Parkway
Chapel Hill, NC 27516
2. Carey B. and Jennifer K Carpenter (AKPAR # 66122)
5405 Massengill Ct.
Garner, NC 27529
3. Jay W. and Jennifer D. Harper (AKPAR # 71461)
1400 Andrews Store Road
Pittsboro, NC 27312
4. Johnny N. Carpenter (AKPAR #77512)
1412 Andrews Store Road
Pittsboro, NC 27312
5. County of Chatham (AKPAR # 87469 – Margaret Pollard Middle School Site))
P.O. Box 608
Pittsboro, NC 27312

EXHIBIT A



BRIAR CHAPEL[®]

by
Newland COMMUNITIES

Perimeter Buffer Exhibit
October 23, 2017