

CONDITIONAL USE PERMIT

APPLICATION FOR NEW CUP OR A REVISION TO AN EXISTING CUP

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Carolina Meadows

MAILING ADDRESS OF APPLICANT: 100 Carolina Meadows Dr., Chapel Hill NC 27615

PHONE NUMBER/E-MAIL OF APPLICANT: (919) 370-7123 / kevin@carolinameadows.net

PROPERTY OWNER INFORMATION (If different from the applicant): ***Owner Authorization Signature Required; See end of application.**

Name(s) Same As Applicant

Address: _____

ZIP _____

Telephone: _____ FAX: _____

E-Mail Address: _____

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 100 Carolina Meadows Dr., Chapel Hill, NC 27615

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 62114, 64734, 20033 & 74450

CURRENT ZONING DISTRICT/CLASSIFICATION: Cu-RA 40 (R-1 Underlying Zoning)

TOTAL SITE ACRES/SQUARE FEET: ± 162.8 Acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Please select the use/s category from Section 10.13 of Zoning Ordinance

Applicant seeks an amendment to the CUP as described in the dtail application materials. No changes proposed for Area A. In Area B, applicant proposes to construct 40 residential units (villas) in +/- (4) buildings each up to (3) stories. In Area C, applicant proposes to demolish and reconstruct the Skilled Nursing facility located behind the dining hall. Also existing (1) story villas where noted will be replaced with (3) story villas. Finally the existing Independent Living Apartments will be replaced with (4) story Independent Living Apartments. Currently there are 526 residential units within Carolina Meadows. The CUP currently allows for up to 750 residential units. The remaining +/- 184 residential units will occur within the areas noted for Villa and Independent Living apartment replacement.

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information.** Please use attachments or additional sheets in order to completely answer these findings if necessary. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable. **Please use the "Materials Checklist" to complete each finding.**

* SEE ATTACHMENT

- 1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

- 2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

- 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.

- 4. The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

- 5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

- Chatham County Appearance Commission Date of Meeting 7-25-18
- Held Community Meeting Date of Meeting N/A



Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
 - (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5 of the zoning ordinance.
 - (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
 - (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows: unchanged
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - b. Legal Description of ~~proposed conditional zoning district~~; unchanged
 - c. All existing and proposed easements, reservations, and rights-of-way; unchanged
 - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions; See Exhibits.
-

- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets; Unchanged
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
- i. Proposed phasing, if any; See Statement of Purpose.
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)** See Area "B" Exhibit
- k. Proposed provision of utilities; Unchanged
- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old; Unchanged
- m. The approximate location of any cemetery; Unchanged.
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)** Unchanged.
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)** Unchanged
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and (see materials provided)
- N/A q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Mark Ashness and Nick Robinson to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Signature: Carolina Meadows, Inc.
Kevin A. McKeel

Date: 8-2-2018

APPLICANT SIGNATURE: I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: Carolina Meadows, Inc.
Kevin A. McKeel

Date: 8-2-2018

OFFICE USE ONLY:

DATE RECD: <u>8-3-2018</u>
BY: <u>ABirchett</u>
APPLICATION #: PL20 <u>181626</u>
FEE PAID \$: <u>300.00</u>
<input checked="" type="checkbox"/> Check No. <u>107500</u> <input type="checkbox"/> Cash <input type="checkbox"/> CC <input type="checkbox"/> Money Order

William D. Goodrich
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C.Huffstetler
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Pittsboro, NC 27312

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CSP Community Owner, LLC
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Etux
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Robert D. Adams, Janet D. Etux
20040 Webb
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Jeffrey Jack Brighi, Linda F. Etux
20026 Boyd
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Wesley Weaver , Anne Morrow Etux
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Governors Village, Inc.
C/O Talis Management Group, Inc.
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Raleigh, NC 27624

Gary A. Stringer, Mary Ann Etux
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Tay Rawlins
Emilia Frederick
10056 Bost
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Thomas Wayne Yancey
Tina Rebecca Cown
265 Carolina Meadows Villa
Chapel Hill, NC 27517-8527

Mary Hughes
10052 Fountain
Chapel Hill, NC 27517

David W.Hanners
10050 Fountain
Chapel Hill, NC 27517

David Mark Cozzens, Benita White Etux
10048 Fountain
Chapel Hill, NC 27517

Cheryl A.Symons
10046 Fountain
Chapel Hill, NC 27517

Grace Beckwith Harris
10044 Fountain
Chapel Hill, NC 27517

Peter Luster
10042 Fountain
Chapel Hill, NC 27517

Maria Lapetina
10040 Ward
Chapel Hill, NC 27517

Robert M. Chapman, Letitia A. Etux
10038 Ward
Chapel Hill, NC 27517

Brandon Douglas Burch, Erin Gaddy
Etux
10036 Ward
Chapel Hill, NC 27517

James Michael Bowling, Denise Etux
10034 Ward
Chapel Hill, NC 27517

Governors Village Property Owner's
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RaleighNC27624

Otto White Jr., Gladys Lucille Etux
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Chapel Hill, NC 27517

**Governors Village POA, Inc.
C/O Talis Management Group, Inc.
8305 Falls Of Neuse Rd.
Raleigh, NC 27615**

**Aqua NorthCarolina, Inc.
202 Mackenan Ct.
Cary, NC 27511**

**United States Of America
C/O US Army Corps Of Engineers
PO Box 144
Moncure, NC 27559**

**Larry T. Short
2002 Mt Carmel Church Rd.
Chapel Hill, NC 27517**

**Larry Short, LLC.
PO Box 150
Chapel Hill, NC 27514**

**Mount Carmel Baptist Church Of
Chapel Hill NC, Inc.
2016 Mt. Carmel Church Rd.
Chapel Hill, NC 27517**

General Application Requirements (from Submission Materials Checklist)

1. Location: See boundary drawing and proposed sketch plan.
 - a. Public highways serving site. Unchanged
 - b. Private roads serving site. Unchanged
 - c. Current Zoning. Unchanged—CU-RA 40 (R-1 underlying zoning) with a conditional use permit for a planned residential development, originally approved in 1983.
 - d. Watershed designation and impervious surface % allowed. Unchanged.
 - e. Major Wildlife Areas. Unchanged.
 - f. Size of Site. Unchanged.
 - g. Current utility or other easements assigned to the site. Unchanged.
 - h. Current Use of Site. Unchanged.
 - i. Description of current contents of site. The project currently includes 526 residential units (447 independent living and 79 assisted living), a health center, main campus core and associated structures and amenities.
 - j. Other Conditional Use Permits for the site. Conditional use permit was originally approved in 1983. The CUP was amended several times, the most recent amendment being in 2014.

2. Description of Use. The use will continue to be as an approved planned residential development – a continuing care retirement community. Applicant seeks changes to the site plan to accommodate updates and improvements to the campus and to allow for buildout of the remaining entitlements.

3. Start and Completion Projections. At this time Applicant anticipates the completion of the as yet undeveloped portions of the site plan to be started in approximately the Spring of 2019 and completed by approximately within 30 years thereafter, depending upon demand and market conditions. The time frame is a good faith estimate by the Applicant based on current market conditions and other factors. Should these factors change in the future, the time frames may be shifted accordingly.

4. Reference to Existing County Plans. Unchanged.

SITE PLAN REQUIREMENTS

The 2018 CUP Amendment will change the use within Area B from new health center to 40 new residential units (villas) in +/- (4) buildings each up to (3) stories.

In Area C, the 2018 CUP Amendment proposes to demolish and reconstruct (in place) the health center (skilled nursing facility) located behind the dining hall. Also existing (1) story villas where noted will be replaced with (3) story villas. Finally the existing Independent Living Apartments will be replaced with (4) story Independent Living Apartments, in buildings up to 75' in height. Currently there are 526 residential units within Carolina Meadows. The CUP currently allows for up to 750 residential units. The remaining +/- 184 residential units will occur within the areas noted for Villa and Independent Living apartment replacement.

Overall: Maximum buildout of up to 750 residential units. No change

CUP Revision Expiration: Applicant specifically requests that the 2018 CUP revision remains valid and in effect so long as the first building permit shall have been issued within five (5) years of the date of this approval.

Specific Conditional Use Permit Application Requirements (Five Findings)

All information and evidence submitted in support of the five findings required for the issuance of the original conditional use permit for Carolina Meadows and for the amendments thereafter, including the most recent amendment in 2014 is incorporated herein by this reference. This application does not propose to add any land to the PUD or to change the overall number of residential units permitted in Carolina Meadows. Carolina Meadows, as modified if this application is approved, will continue to meet all of the five findings.

Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

The requested uses are all allowed uses within the conditional use district and, as such, are eligible conditional uses within the district.

Finding #2: The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

- A. Need and Desirability: The site plan revisions are needed and desirable for the continued vitality of Carolina Meadows as a continuing care retirement center. The site plan revisions will allow Carolina Meadows to build a state of the art health center which will be a magnet to ensure the continuing economic vitality of the project. It will also provide the type of independent living options needed to remain current and competitive in a marketplace increasingly comprised of active seniors. This will have appreciable continuing positive impacts on Carolina Meadows as a significant employer in the County and provide improved service to the existing and future residents of Carolina Meadows. Applicant incorporates all of the need and desirability information from the 2008 and 2014 applications. The revisions do not negatively change the need and desirability analysis of the existing approved conditional use permit.
- B. Survey of Similar Uses: Applicant incorporates all of the information from the 2008 and 2014 applications. The revision does not change the number of approved residential units in the community and, therefore, does not change the impact of Carolina Meadows on similar uses, or vice versa.
- C. Public Provided Improvements: No additional public improvements are needed to support the requested revisions to the conditional use permit.

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.

This application does not propose to add any land to the project or to change the number of residential units permitted in the project. The site plan has revised with

specific intent to be mindful of adjoining property owners. The site plan has been reviewed by the Appearance Commission which made recommendations to the Applicant. Those recommendations will be followed. The intended vegetative buffers will be installed and protected and the impervious coverage is not being increased. With no change in the overall density, nor any revision of the vegetative buffers, the proposed revision will have no negative impacts to adjoining properties. The revision will have no adverse impact on emergency services, traffic, visual impacts and screening, lighting, noise, chemicals and biological and radioactive agents or the signage for the community. Applicant incorporates the information submitted with the 2008 and 2014 applications in this regard.

Finding #4: The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

As this application does not add land to the project, nor change the number of residential units permitted in the project, it does not change the relation of the already-approved conditional use permit to the Land Conservation and Development Plan, nor does it change watershed or flood considerations. Applicant incorporates the information submitted with the 2008 and 2014 applications in this regard.

Finding #5: Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

The existing project is currently served by the Chatham County Water System and by Aqua NC for sewer. There will not be any material increase in water or sewer demand beyond what would be needed for the number of currently approved residential units and the currently approved health center. Likewise, since the proposed changes are neutral on impervious surface, the project continues to meet the applicable stormwater requirements. Applicant incorporates any additional complementary information submitted with the 2008 and 2014 applications in this regard.

Exhibit "A" Carolina Meadows
Land Description

Beginning at a point, said point being USA Corps of Engineers monument #558 as shown on a plat recorded in Plat Book 98, Page 208 of the Chatham County Registry (being the property of Carolina Meadows, Inc.), And running thence from said point and place of beginning along USA Corps of Engineers Jordan Lake Property line in three calls as follow: (1) thence South 82° 45' 44" East, 1809.41 feet to an existing iron pipe, being monument 557; thence (2) South 21°40'31" West 1355.09 feet to an existing iron pin, being Monument 556; thence (3) North 51°31'36" East 1056.89 feet to a point located on the westerly corner of Tract 1B as shown on a plat recorded in Plat Book 2005 Page 421 of the Chatham County Registry (being the property of Aqua North Carolina Inc.), as described in a deed recorded in Book 1326 at page 0651 in the Chatham County Registry; thence with said property line of Aqua North Carolina Inc. South 37°26'51" East 571.91 feet to a point located in the northerly margin of State Road 1726; thence with aforesaid northerly margin of state road 1726 in four calls as follow: (1) South 42°04'28" West 539.41 feet to a point; thence (2) South 46°49'48" East 45.05 feet to a point; thence (3) in a southwesterly direction with the arc of a circular curve to the left having a radius of 5732.22 feet (and a chord course and distance of South 38°13'01" West 1052.18 feet) an arc distance of 1053.67 feet to a point; thence (4) South 32°57'04" West 1222.83 feet to a point; thence continuing with the aforesaid northerly margin of State Road 1726 as the same intersects with the easterly margin of the Right of Way of State Road 1727 North 88°23'01" West 65.61 feet to a point; thence with the aforesaid easterly margin of the right of way of State Road 1727 in fifteen calls as follow: (1) North 29°43'06" West 812.82 feet to a point; thence (2) in a northerly direction with the arc of a circular curve to the left having a radius of 1934.86 feet (and a chord course and distance of North 31°24'40" West 114.31 feet) an arc distance of 114.32 feet to a point; thence (3) North 33°06'14" West 251.00 feet to a point; thence (4) in a northerly direction with the arc of a circular curve to the right having a radius of 1407.39 feet (and a chord course and distance of North 28°51'21" West 208.51 feet) an arc distance of 208.70 feet to a point; thence (5) North 24°36'27" West 400.60 feet to a point; thence (6) in a northerly direction with the arc of a circular curve to the left having a radius of 1934.86 feet (and a chord course and distance of North 26°49'44" West 149.99 feet) an arc distance of 150.02 feet to a point; thence (7) North 29°03'00" West 103.24 feet to a point; thence (8) North 29°03'00" West 407.46 feet to a point; thence (9) North 28°45'40" West 180.91 feet; thence (10) in a northerly direction with the arc of a circular curve to the left having a radius of 343.31 feet (and a chord course and distance of North 34°38'50" West 70.41 feet) an arc distance of 70.54 feet to a point; thence (11) North 40°32'00" West 162.00 feet to a point; thence (12) North 41°53'52" West 8.44 feet to a point; thence (13) in a northerly direction with the arc of a circular curve to the left having a radius of 661.62 feet (and a chord course and distance of North 52°58'35" West 253.09 feet) an arc distance of 254.65 feet to a point; thence (14) in a northerly direction with the arc of a circular curve to the left having a radius of 661.62 feet (and a chord course and distance of North 76°45'01" West 292.95 feet) an arc distance of 295.40 feet to a point; thence (15) South 88°11'25" West 250.55 feet thence continuing with the aforesaid easterly margin of State Road 1727 as the same intersects with the easterly margin of the Right of Way of State Road 1008 North 46°36'59" West 99.50 feet to a point; thence with the aforesaid easterly margin of the right of way of State Road 1008 North 01°40'26" West 442.16 feet to a point located on the Westerly corner of Mount Carmel Baptist Church Tract as shown on a plat recorded in Plat Book 2007 Page 385 of the Chatham County Registry (being the property of Mount Carmel Baptist Church), as described in a deed recorded in Book 469 at page 451 in the Chatham County Registry; thence with said property line of Mount Carmel Baptist Church Property line in two calls as follow: (1) North 88°14'05" East 384.35 feet to a point; thence (2) North 01°47'41" West 606.18 feet to a point located on the Southerly corner of Tract "B" as shown on a plat recorded in Plat Book 104 Page 4 of the Orange County Registry (being the property of L. Short, LLC.), as described in a deed recorded in Book 4246 at page 101 in the Orange County Registry; thence with said property line of L. Short, LLC. North 89°17'14" East 936.12 feet to a point along the Westerly property line of USA Corps of Engineers Jordan Lake Property; thence along with said property line South 33°54'07" East 327.90 feet to the point or place of beginning; Containing 164.42 acres, more or less, being Tract 3 and phase 1-4 as shown on a survey of the property of Carolina Meadows by The John R. McAdams Company, dated May, 1998 Recorded in the Chatham County Registry Plat Book 1998 Page 208; Save and except Tract 1B as shown on a survey entitled "Whippoorwill – Waste Water Treatment Plant- Final Plat" by The John R. McAdams Company, dated April, 2005 Recorded in the Chatham County Registry Plat Book 2005 Page 421.

STATEMENT OF PURPOSE

Founded in 1983, Carolina Meadows is a nationally accredited, not-for-profit continuing care retirement community residing in a beautiful setting in Chatham County, North Carolina. Carolina Meadows is just 20 minutes from Raleigh-Durham International Airport and within easy driving distance of North Carolina's mountains and coastline. In order to keep enhancing the community to keep abreast with lifestyle, increased demand and technological advances. Carolina Meadows has submitted several modifications to the original CUP over the life of the project.

Most recently, Carolina Meadows received a modification to the existing CUP in December of 2014. The proposed 2018 CUP changes are set forth below:

Area "A": The 2014 CUP Amendment called for no changes to Area A. **The 2018 CUP Amendment seeks no changes to Area A.**

Area "B": In 2014, Area B was approved for a Health Care Center up to 130,000 SF with up to 120 beds. **The 2018 CUP Amendment proposes to change the use within Area B from new health center to forty (40) new residential units. Applicant proposes to locate (4) 3 story Villas with 10 units in each building as shown on Exhibits 6 & 7. The building height will not exceed +/- 50' at roof peak. The buildings will have a fire sprinkler system. With the impervious surface area exceeding 36% in Area B we will be adding a water quality feature that will meet the County Stormwater requirements and seeking an ISA transfer allocation with approval obtained before any additional impervious surface amounts can be developed.**

Area "C" (Existing Core Campus): Expansion and revitalization of various core campus buildings and infrastructure. Our objective is to have no net increase in impervious within Area C. In the event impervious area is exceeded in any one location; localized stormwater treatment meeting the Chatham County Stormwater ordinance will be employed. These improvements will be reflected at individual site plan submission. If necessary, an ISA transfer allocation will be sought with approval obtained before any additional impervious surface amounts can be developed

In Area C, applicant proposes to demolish and reconstruct the Skilled Nursing facility located behind the dining hall (see Exhibits as shown on Exhibits 8, 9, & 10. The proposed maximum height of the skilled nursing facility is +/- 47' at roof peak. This building will have a fire sprinkler system.

Also existing (1) story villas where noted will be replaced with (3) story villas (as shown on Exhibit 11). The proposed maximum height of the Villas is +/- 47' at roof peak. Where the proposed Villas are located adjacent to a perimeter boundary a 50' Type B landscape yard will be installed upon completion of the Villa adjoining the perimeter buffer (unless the adjoining property Owner consents to the current 30' perimeter buffer. These building will have a fire sprinkler system.

Finally the existing Independent Living Apartments will be replaced with (4) story Independent Living Apartments (as shown on Exhibit 12). The proposed maximum height of the Villas is +/- 72' at roof peak. Construction of the Independent Living Apartments cannot exceed a maximum of 60' at the roof peak without site plan

approval from the County Fire Marshal and Fire Department Chief serving this Community. These units are in the interior of the campus as identified on Exhibit 4 These building will have a fire sprinkler system.

Estimated Buildout Schedule: Improvements will be initiated in Area B first with an expected completion in 2-3 years upon receipt of a building permit. The skilled nursing improvements will be initiated upon completion of Area B with an expectation of 3-5 years to complete. Villa and Independent Living replacement will likely not start until after completion of the skilled nursing improvements and make take up to 20 years to complete. The Villas will be demolished and rebuilt sequentially rather than all at one time to minimize disruption to the residents.

Overall: Maximum buildout of up to 750 residential units. **No change**

CUP Revision Expiration: Applicant specifically requests that the 2018 CUP revision remains valid and in effect so long as the first building permit shall have been issued within five (5) years of the date of this approval.

This CUP revision reflects proposed improvements allowing Carolina Meadows to remain as one of the leading Senior Care Facilities in our region. The project limits are unchanged and no additional driveway access is necessary to accommodate the improvements.