



## CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair  
Diana Hales, Vice Chair  
Jim Crawford  
Karen Howard  
Walter Petty

## COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

## Resolution of the Chatham County Board of Commissioners

### A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

**BY** Carolina Meadows, Inc.

**WHEREAS**, Carolina Meadows, Inc. has applied to Chatham County for a revision to an existing conditional use permit on Parcel No/s. 62114, 64734, 20033, and 74450, located at 100 Carolina Meadows, Williams Township, for a revision to the existing master plan to construct 40 residence units in Area B with four buildings, 3 stories each, replace the existing skilled nursing facility in Area C with a new health care facility and replace the existing one story villas with three story units, replace the existing independent living apartments with four story independent living apartments, and;

**WHEREAS**, the Chatham County Board of Commissioners having considered all of the evidence in the whole record and based upon the competent, substantial and material evidence in the record, including, without limitation, the Applicant's written materials, all of which are incorporated herein by reference, hereby finds as follows:

1. The use/s requested are among those listed as eligible uses 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.
2. The requested revision conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, Carolina Meadows continues to thrive as a continuing care retirement center. A more modern, up-to-date facility and overall project is needed to incorporate better accessibility and care for the residents of Carolina Meadows. The plan presented incorporates some new design elements starting with the green space to be developed over underground parking. There will also be parking for residents under the multi-level units. No additional public improvements are needed to redesign this site. The site will continue to be served by the county water system and Aqua will maintain the wastewater treatment plant.
3. The requested revised 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. No additional property is being added to the project, but the applicant may request a watershed density transfer to areas B and C. A density transfer is authorized under the general

statutes and local governments must allow them if the application meets the statutory requirements. A density transfer request would have to be submitted to the Watershed Review Board for review and approval. The project is located within the WSIV-Protected Area watershed and the Jordan Lake buffer rules apply.

4. The requested revised permit is consistent with the objectives of the Land Development Plan by, One of Plan Chatham's objectives is to foster a healthy community (pg. 43) and Carolina Meadows offers health care, a health center facility, and other opportunities for residents to engage in healthy living. Carolina Meadows is located in a Compact Residential designation as shown on the Future Land Use Map that was adopted as part of the plan. The description of compact residential areas includes single family detached and attached units and some multi-family; community centers, amenities, and recreational uses, buildings that are 1-3 stories; wastewater service, which is approved for this facility; and in close proximity to Employment Centers. Carolina Meadows is also a large employer for the county, as well as supportive of the nearby businesses in Governor's Village and the surrounding area.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed through any additional conditions placed on its approval as seen below. The project is currently served by the Chatham County Water System and by Aqua NC for sanitary sewer. There will no significant increase in water or sanitary sewer demand beyond what would be needed for the number of currently approved residential units and health center. The proposed changes are neutral on built upon, unless as otherwise stated in Finding 3 where a density transfer may be needed. If a density transfer is needed in areas B or C, the application notes that water quality features will be added that will meet current county stormwater requirements.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS,** as follows:

That a revised Conditional Use Permit be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth hereinafter; and

**BE IT RESOLVED FURTHER,** that the Chatham County Board of Commissioners hereby approves the application for the revision to an existing conditional use permit in accordance with the plan submitted by the Applicant, Carolina Meadows, Inc., and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

**Site Specific Conditions**

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the submitted site plan that reflects the adopted design guidelines. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. A building permit shall be obtained within five (5) years of the date of this approval and remain valid at all times or the conditional use permit becomes null and void.

3. Before the 60 foot height restriction can be exceeded, the Planning Department must have written authorization from the Chatham County Fire Marshal and the responding Fire Department.
4. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

**Standard Site Conditions**


5. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance unless otherwise stated in a site specific condition.
6. The application and approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place.
7. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

**Standard Administrative Conditions**

8. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
9. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
10. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
11. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the County of Chatham hereby approves the application for a revision to an existing conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 17 day of December 2018

  
\_\_\_\_\_  
Mike Dasher, Chairman  
Chatham County Board of Commissioners

ATTEST:

  
\_\_\_\_\_  
Lindsay K. Ray, NCCCC, Clerk to the Board  
Chatham County Board of Commissioners

