

APPLICATION SECTION A ADDENDUM

JUSTIFICATION OF APPLICATION

- 1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

No error in the Ordinance is alleged. The requested Mixed Use Conditional Use District is allowed under Section 10.12 of the Chatham County Zoning Ordinance. Thus, this justification is not required for this application.

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- 2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

The existing Williams Corner Project Conditional Use Permit was approved in January 2006. In the intervening fourteen years conditions in the area and the County have changed significantly. Since 2006, Chatham County has adopted revised zoning and subdivision ordinances, along with a constellation of new development regulatory standards, including updated environmental, stormwater and watershed regulations.

In addition, the commercial and real estate market has changed. Since the original approval, Chatham County and the nation itself experienced a significant residential real estate recession that impacted not just the number of residential sales but also the nature and type of residential dwellings sought-after in the post-recession residential marketplace. Because of its ideal and its unique and desirable community attributes, Chatham County emerged early from the national recession

and, under the leadership of the Board of Commissioners and the Planning Staff, has been enjoying an arc of resiliency in terms of planning and community building for the most recent years.

But perhaps the most significant change has been the Planning Staff's and this Board's historic and successful drafting and adoption of a Comprehensive Land Use Plan known as "Plan Chatham," adopted in November 2017. Plan Chatham, a strategic guide for future land use decisions, was adopted after almost two years of an interactive, community-wide process of determining the appropriate planning "road map" for the County.

Plan Chatham includes a Future Land Use and Conservation map as well as multiple goals, objectives, recommendation and action items.

Applicant has taken all of these intervening changes, strategies and plans into account as it has worked to envision a new Williams Corner development – one that incorporates the new regulatory documents, the new plans and the existing residential and commercial marketplace.

In particular, one element that is changing in the wake of the housing recession has been a new focus on the need for alternative housing options other than just single-family, detached residential dwellings that have been the hallmark of growth in northeastern Chatham County since at least the late 1980's. There is a severe lack of multi-family rental units in Chatham County. As of 2014, the combination of apartments and duplex units in Chatham County comprised less than 7% of the total housing units in the County and there are more than twice that many mobile homes in the County. (*Plan Chatham*, p.25). The Comprehensive Plan puts an emphasis on changing that allocation and increasing residential density in certain targeted locations such as the Williams Corner location. (*See Plan Chatham Community Center and Compact Residential descriptions*, p. 47, p. 63, p. 73, p. 127).

As set forth in more detail below in item #3 immediately below (regarding carrying out the intent of adopted plans), mixed-use communities are strongly valued and encouraged under Plan Chatham in part because they encourage self-sufficient, neighborhood and pedestrian friendly, walkable and non-sprawling communities. Such communities will cut down on transportation expense and congestion. These attributes are deemed to promote the public health, safety and general welfare of the community at large.

3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

Because of its location and design, the proposed Williams Corner mixed use conditional district is ideally situated to carry out the intent and many of the purposes of Plan Chatham, the Comprehensive Plan 2017, adopted by the Board of Commissioners in November 2017.

Plan Chatham approaches the future growth of Chatham County by (a) describing ten Goals, (b) establishing multiple Objectives for each Goal, (c) making Recommendations to achieve the Goals and, finally, (d) promoting Action Items (or “Implementation Steps”). The following paragraphs will demonstrate in detail how thoroughly the proposed Williams Corner Mixed Use Conditional District fulfills those Goals, Objectives, Recommendations and Action Items.

A. Chapter 2: Issues and Opportunities.

With respect to Employment and Income (*Plan Chatham, pp. 15-16*), Williams Corner helps to alleviate the concerns regarding local job opportunities and out-commuting for employment. The attached Fiscal Benefits and Economic Impacts Study performed by Lucy Gallo of

Development Planning and Financing Group, Inc., goes into extensive detail regarding these issues. In summary, however, it shows that at buildout, Williams Corner is anticipated to create 567 direct, onsite permanent jobs in Chatham County and 870 total permanent jobs in the County. These jobs are anticipated to generate \$25.2 million of annual labor income in Chatham County. (*Gallo, p. 9-10*). By creating local jobs and simultaneously attracting residents to the County, Williams Corner should help to begin to reduce the Plan Chatham figure of 57% of Chatham workers out-commuting to jobs outside the County. This will also have the effect of increasing the daytime demand for goods and services sold and provided within the County. (*Plan Chatham, p. 16*).

With respect to the problem 58% of retail sales “leaking” to outside communities (*Plan Chatham, p. 16*), Williams Corner will be a double benefit because it will create new opportunities to capture retail sales on the 15-501 corridor and simultaneously attract new residents (within the mixed use community) living nearby who will, in turn, make more local retail purchases, especially within the Williams Corner project. Plan Chatham acknowledges that more density (beyond the 20,000 northeast Chatham residents) is needed within the 15-501 corridor in order to attract “national retail and restaurant operators” and thereby capture more retail sales. The Williams Corner project, with a maximum of 540 apartments planned, will generate approximately 810 more local residents to add to that number, thereby helping to reach one of the objectives of Plan Chatham.

Chapter 2 also points up the existing concern about the Chatham County imbalance with respect to residential vs. commercial tax base. The commercial/industrial tax base in Chatham comprises only approximately 8% of the total tax base while that figure is between 20% and 40% in neighboring counties. (*Plan Chatham, p. 20*). Williams Corner will alleviate that concern to some extent because the developed portions of Williams Corner will all be deemed commercial tax base. In fact, the Economic

Analysis attached estimates that Williams Corner will add approximately \$145,300,000 of new commercial tax base (without adding any new residential tax base), which amount is estimated to generate \$975,000 in new annual Chatham County ad valorem tax revenue. (*Gallo, p. 4*).

Chapter 2 also addresses the ideal locations within the County for future retail/ shopping locations. (*Plan Chatham, p. 22*). Williams Corner is in the heart of the area shown as the “High” preference area for retail businesses on the Retail/Shopping Preference Map included in Plan Chatham (*Plan Chatham, p.22*).

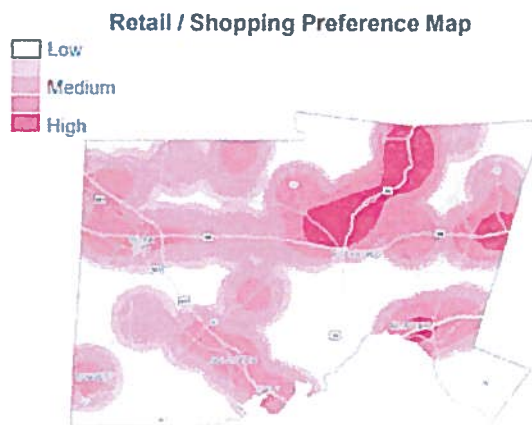


FIGURE 4. RETAIL/SHOPPING PREFERENCE MAP

Chapter 2 further address the problem of housing mix disparities in Chatham County. There is a severe lack of multi-family rental units in Chatham County. As of 2014, the combination of apartments and duplex units in Chatham County comprised less than 7% of the total housing units in the County and there are more than twice that many mobile homes in the County. (*Plan Chatham, p.25*). The Comprehensive Plan puts an emphasis on changing that allocation and increasing residential density in certain targeted locations such as the Williams Corner location. (*See Plan Chatham Community Center and Compact Residential descriptions, p. 47, p. 63, p. 73, p. 127*). Williams Corner will go a long way to helping correct that imbalance by adding up to 540 apartment units without adding single family units.

Finally, Chapter 2 addresses Infrastructure, the Environment and Parks/Health. (*Plan Chatham, pp. 30-37*). Williams Corner will not unduly tax existing and planned the infrastructure in that it has received a “will serve” letter from Chatham County Water and from Old North State Water Company (sewer) for offsite provision of potable water and wastewater treatment. Williams Corner will be improving the transit map by creating two future bus shelter locations suitable for transit stops. In addition, Williams Corner will provide access to reliable high-speed internet, another important utility. (*Plan Chatham p. 31*).

With respect to issues regarding the environment (*Plan Chatham, pp. 33-35*), Williams Corner will be updating compliance so that it incorporates the new environmental standards adopted since its prior approval in 2006. This will have many tangible benefits, including doubling the size of the riparian buffer along Cub Creek within the project (from 50’ each side to 100’ each side). Current stormwater and erosion control ordinances will also be applicable to the project. Stormwater collection will be addressed through the use of accepted Stormwater Control Measures (SCMs) described in the NCDEQ Stormwater Design manual. Per applicable design standards, the following accepted BMP options: stormwater ponds, bio-retention basins and/or constructed wetlands. Per applicable standards, the post development peak flow discharge rates shall not exceed the pre-development peak discharge rates for all storms up to and including the 25-year, 24-hour event; the project will capture, and treat the runoff volume produced from the 1-year, 1-hour storm event; and the designed SCMs will remove 85% of the average annual Total Suspended Solids (TSS) from the development produced runoff. Likewise, this project will have a remarkably large amount of open space (*Plan Chatham, p. 35*) given the approximately 59 acres of conservation area and other open space within the project. Only 24% of the acreage will be developed, leaving 76% of the 118 acres as conservation, common area, riparian buffers and/or open space.

Parks and Health (*Plan Chatham*, p. 36-37). Whereas only 17% of Chatham residents are located within a half mile of a trail or park, Williams Corner will provide immediate access for all of its residents to an extensive network of trails as shown on the site plan. The trail network will meander through the open and conservation space making it both a trail and a park-like use and experience. Likewise, Williams Corner is physically situated in close proximity to the UNC Health clinic at Polks Landing, thereby insuring improved access to health services for its residents. (*Plan Chatham*, p. 37).

Williams Corner meets many of the Issues and Opportunities set out in Chapter 2 of the Plan Chatham document. Because it is a mixed use community, it is uniquely positioned to meet more of the goals and plans of Plan Chatham than any other singular-use type of project. There can be no doubt that Williams Corner will help carry out the intent and purposes of Plan Chatham.

B. Chapter 3: Goals/Objectives and Land Use Descriptions.

1. Goals and Objectives:

Williams Corner helps to fulfill many of the Goals and Objectives set out in Chapter 3 of Plan Chatham. The following table lays out many of the Goals and Objectives, showing the ways in which Williams Corner meets them.

GOAL	OBJECTIVES MET	PLAN CHATHAM PAGE REF.	FEATURE
Preserve the rural character and lifestyle of	Promote small businesses, number of telecommuters,	p. 41	Plan for 90k s.f. of office space; fiber internet available;

<p>Chatham County (Objective #1)</p>	<p>acreage of conservation</p> <p>Rural character in balance of County preserved by concentrating density in approved locations</p>		<p>Approximately 59 acres in conservation</p>
<p>Promote a compact growth pattern by developing in and near existing towns, communities <u>and</u> <u>in designated,</u> <u>well planned,</u> <u>walkable mixed</u> <u>use centers</u> (Objective #3)</p>	<p>“Strive to locate 70% of new development within ETJ’s <u>or</u> <u>designated County</u> <u>centers.”</u></p> <p>“Reduce impact to natural resources”</p>	<p>p.41</p>	<p>Williams Corner located in the heart of one of two Community Centers designated on the Future Land Use and Conservation Map</p> <p>Increased riparian buffers and voluntary setbacks</p>
<p>Diversify tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and</p>	<p>“Increase non- residential share of tax base”</p> <p>“Increase high-quality in-county jobs” and “living wage jobs”</p>	<p>p. 41</p>	<p>See attached Economic Impact Analysis (Gallo)</p>

reduce out-commuting (Objective #4)			
Conserve natural resources (Objective #5)	“Acres of protected land” “number of acres of conservation land or forested land cover along rivers and streams”	p. 42	Approximately 59 acres in conservation; Increased riparian buffers
Provide recreational opportunities and access to open space (Objective #6)	“Provide expanded rec. opportunities and improve access to . . . community facilities, trails and open space	p.42	Extensive network of trails and up to 89 acres of open space, all accessible by a network of sidewalks and trails
Provide infrastructure to support desired development and support economic and environmental objectives (objective #7)	“Create multi-modal transportation system” “Number of new residential water wells vs. public water system customers”	p.42	Two transit stops provided All customers will be Chatham County municipal water customers
	“New septic tanks vs. private wastewater systems” “Transit ridership”	p. 42	No new septic. All wastewater treated by private wastewater system off-site Two transit stops

	“Percentage of homes and businesses with internet available”		100%
Become more resilient by mitigating, responding and adapting to emerging threats (Objective #8)	“Number of electric vehicles or charging stations” “Acreage of forested woodlands”	p. 43	Four electric vehicle charging stations will be provided Approximately 59 acres in conservation
Provide equitable access to high-quality education, housing and community options for all (Objective #9)	“Provide housing and community options (types, locations and prices) for all ages and incomes	p.43	Providing much-needed apartment alternative to proliferation of single-family dwellings and located within minutes of three elementary schools, two middle schools, two high schools and a community college campus
Foster a healthy community (Objective #10)	“Support active lifestyles (walking and biking as transportation options)”	p. 43	Extensive network of sidewalks and trails within the community

2. Future Land Use and Conservation Plan (and Map)(pp.44-45):

One of the “Major Recommendations” of the Plan is to “Concentrate future growth in compact, walkable development, located in existing municipalities as well as existing and planned growth areas.” Without a doubt the Williams Corner development is in the heart of the planned growth area on the Future Land Use Map and is the exact kind of “compact, walkable development” envisioned with this Major Recommendation. (*Plan Chatham*, p. 44).

A second Major Recommendation of Plan Chatham is to “Increase employment opportunities within the County.” (*Plan Chatham*, p. 44). Williams Corner is anticipated to (1) create 567 direct onsite permanent jobs in Chatham County; (2) create 870 total permanent jobs in Chatham County; and (3) create total annual labor income of \$25.2 million in Chatham County. (*See Gallo Report attached hereto*).

The Future Land Use and Conservation Map reserves the location of Williams Corner as a “Community Center” and also shows that Williams Corner is in the heart of the “Compact Residential” zone. (*Plan Chatham*, p.45).

3. Land Use Descriptions (pp. 44-49):

Plan Chatham Specifically Identifies the Williams Corner Location as being within the “Community Centers” and “Compact Residential” locations (*Plan Chatham* p. 45-47).

The Williams Corner intersection is one of only two Community Centers designated on the Plan Chatham map. (*Plan Chatham Map*, p. 45, *Chatham Downs*). In fact, the description of Community Centers in Plan Chatham expressly contemplates a mixed use project like Williams Corner in this location, even mentioning it by name (*Plan Chatham*, p. 47). The very first element of the definition of Community Centers, as defined in Plan Chatham, is: “retail hubs located along key roadway corridors.” Williams Corner is certainly a retail hub along the key roadway corridor of 15-501. In addition to allowing retail at this location, it specifically contemplates mixed use projects as well, including, “retail, restaurants, services and offices uses”

along with “residential units” including “attached units.” (*Plan Chatham, p. 47*). It further states the “2+ stories are common.” All of the proposed Williams Corner uses are specifically contemplated for location within a Community Center such as the Chatham Downs Community Center.

In addition to being in the center of the Community Center circle on the land use map, Williams Corner is also within the heart of the “Compact Residential” area designated on the land use map. (*Plan Chatham, p. 45*). Within the Compact Residential area, Plan Chatham calls for, among other things, “a mix of uses” including “single family detached and attached units and some multifamily units.” Since Williams Corner is within both the Community Center location and the Compact Residential location on the land use map, it cannot be denied that the proposed uses within Williams Corner (retail/office/commercial and multi-family) are consistent with the Comprehensive Plan.

Very importantly, this application squares perfectly with the categorical statement in the Comprehensive Plan that “Zoning parcels in a manner that is consistent with the Land Use and Conservation Plan is one of the most effective ways of implementing Plan Chatham and realizing the vision.” (*Plan Chatham, p. 45, emphasis added*). Applicant is requesting precisely that: rezoning the Williams Corner property to MUCD so as to allow a mixed use community that is consistent with Plan Chatham.

C. Chapter 4: Economic Development, Land Use, Natural Resources, Parks and Recreation, Transportation.

1. Economic Development Goals: Williams Corner meets the Economic Development goals of Plan Chatham. (*Plan Chatham pp. 53-59*)

In order to counteract the loss of manufacturing jobs in Chatham, Plan Chatham’s “Primary Goal” in the economic development sector is to “Diversify the tax base and generate more high quality, in-county jobs to

reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.” (*Plan Chatham, p. 53*).

Williams Corner helps to meet all elements of that goal. According to the Economic Impact Analysis prepared by Lucy Gallo, at full build-out, Williams Corner is anticipated to have the following economic impacts:

- a. Increase Chatham County’s overall real property tax base by \$145.3 million
- b. Increase Chatham County’s commercial property tax base by \$62.8 million
- c. Generate annual Chatham County property tax revenue of \$1.1 million
- d. Generate total incremental annual Chatham County revenues of \$1.8 million
- e. Generate annual sales tax revenue of \$667,000
- f. Generate total incremental annual North Chatham Fire District revenue of \$172,000
- g. Generate one-time capital revenues of \$605,000 for Chatham County Public Schools
- h. Create 567 direct onsite permanent jobs in Chatham County
- i. Create 870 total permanent jobs in Chatham County
- j. Create total annual labor income of \$25.2 million in Chatham County

See attached Economic Impact Analysis by Lucy Gallo for more detailed information.

Moreover, Economic Development Strategy 2.2 encourages larger retail (and complementary uses such as offices) to be located within Community Centers. (*Plan Chatham, p. 55*).

2. Land Use Goals (*Plan Chatham, pp. 61-69*).

Williams Corner Helps Meet the Principal Goals Set forth in the Land Use Section of Plan Chatham.

The principal goal set forth in the Land Use Plan Element section of Plan Chatham is that 70% of new development should be directed to municipalities “or near county centers.” This is a reference to “community centers” such as the Chatham Downs Community Center at the Williams Corner location. (*Plan Chatham, p. 61*). Further, Community Centers such as this one are “to be developed for larger scale commercial, office and mixed use developments.” (*Plan Chatham, p. 62, Strategy 2.1, emphasis added*). This directive to locate mixed use projects within Community Centers is also evident in Land Use Policy 3. (*Plan Chatham, p. 63*).

Land Use policy 4 (Support future transit) and the related Strategy 4.1 (“recognize opportunities for the incorporation of future transit stops”) is met by Applicant’s incorporation of two future bus shelters shown on the site plan, each in proximity to the apartment buildings. (*Plan Chatham, p. 65*).

Land use Policy 6 and Strategy 6.1 are met by locating this “highway commercial” within the appointed Community Center area shown on the Land Use map (*Plan Chatham, p. 67*). Strategy 6.4 is also met by ensuring that every parcel will not have access to the highway but rather will use the shared driveways and cross access easements shown on the site plan. The driveway permits for this project remain valid and the locations are depicted on the site plan. (*Plan Chatham, p. 67*).

Likewise, Land Use Policies 9 (limited development in conservation areas) and 10 (integrated open space in new development) are both met by Williams Corner. There will be approximately 58 acres of conservation area with no vertical development and only a possible trail network or other environmentally friendly amenity. The open space will all be accessible by pedestrians.

3. Natural Resources (*Plan Chatham, pp. 103-109*)

Williams Corner helps to meet natural Resource goals set out in Plan Chatham. The Williams Corner site plan thoroughly meets Strategy 1.1 by maintaining the riparian buffers required by the current Watershed protection ordinance and by minimizing stream crossings (only two stream roadway crossings in the entire 118 acre tract). A review of the site plan shows the 50' each side riparian buffers on intermittent streams as well as 100' each side riparian buffers on the perennial Cub Creek. This is a significant improvement over the currently approved 25'-50' buffers on 2006 Williams Corner plan.

Strategy 3.1 (*Plan Chatham, p. 107*). There are no Natural Heritage natural Areas within the Williams Corner project (See attached EIA).

Recommendation 5 (*Plan Chatham, p. 109*). Williams Corner "improves access to natural areas" by conserving approximately 59 total acres and by including an trail network within such areas. See Site Plan.

4. Parks and Recreation (*Plan Chatham, pp. 117-124*)

Williams Corner helps to meet the PR Policy 3 of "increasing the number and mileage of trails and greenways." (*Plan Chatham, p. 122.*) See site plan for trail network within the project. There are two separate multi-family complexes. As is typical for the current apartment marketplace, within each multi-family complex there will be exercise, swimming pool and typical indoor and outdoor active recreation facilities.

See plan Chatham, Strategy 4.2, p. 123.

5. Transportation (*Plan Chatham, pp. 125-135*)

Williams Corner helps to achieve Trans Policy 2 and Strategy 2.2 by ensuring that new development "is appropriately supportive of existing or future transit service." Strategy 2.2 seeks to "encourage the inclusion of transit accommodations within new developments" at planned Community Centers. (*Plan Chatham, p. 127*). Williams Corner includes two transit stop locations on its site plan.

D. Land Use Action Items: The first and most prominent Land Use Action Item within Plan Chatham, referred to as “Action Item 01”, states: “Facilitate well-designed mixed use developments in appropriate locations.” (Plan Chatham, p. 145).

Action Item 01 contemplates a mixture of commercial and residential uses, precisely as proposed by this application. It expressly requires “allow[ing] more residential uses in some of the non-residential districts.” (Plan Chatham, p. 145). Plan Chatham goes on to say that “Multi-family dwellings (**apartments** and condominiums) would be appropriate in this district, as well as in NB and B-1 under certain circumstances.” (Plan Chatham, p. 145). The Plan also recommends creation of ‘mixed-use zoning districts,’ including the proposed MU-3 for mixed-use development that is predominantly commercial and includes some amount of complementary residential. (Plan Chatham, p. 145). This Action Item regarding future mixed use developments is the only place within Plan Chatham that “apartments” are explicitly discussed and encouraged. (Plan Chatham, p.145). Thus, the Williams Corner mixed use blend of office, retail, storage and apartments is not only compatible with Plan Chatham, but it is explicitly called for as Land Use Action Item 01 under the plan.

4. The requested amendment is either essential or desirable for the public convenience or welfare.

Applicant hereby incorporates all of the prior information cited above and below regarding the need and desirability of the Williams Corner project in this location. The fact that the project squares so thoroughly with the Plan Chatham goals, objectives and strategies is a strong indication that the request is desirable for the public convenience and welfare. Certainly the economic analysis by Gallo (attached hereto) reflects extensive desirability based on the economic impact of the project, which impacts are compatible with the goals of Plan Chatham as well. The market analysis further

evidences that the project is both essential and desirable in this time and in this location.

5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

This project has been on the books for 14 years. Developing in accordance with this revised application, as a mixed use conditional district is more compatible with the current economic and regulatory environment. It is an improvement over the existing, approved project in many ways. It has been designed with the needs of the County and the concerns of the adjoining in mind.

PROPOSED CONDITIONS

Applicant offers the following specific conditions in support of the approval of this Mixed Use Conditional District:

1. While the site plan is conceptual in nature as to shape and configuration of buildings, the site plan shall be mandatory as to the following items shown on the site plan:
 - (a) building setbacks, building distances from nearby property lines, and building height limitations are mandatory conditions.
 - (b) the multi-family unit caps (for the North pod, the South pod and overall) are mandatory conditions.
 - (c) there shall be no vertical structures or parking within the 100' wide Common Area shown along the 100' setback adjacent to Wilder Ridge. Developer will make best efforts to preserve all trees within this Common Area but grading shall be allowed within the first 50' of the Common Area adjacent to the development pad.
2. Subject to Condition #1 above, the commercial/retail/storage uses final locations within the development area shown on the site plan

may vary. The square footage of storage facility uses shall not exceed 120,000 s.f. Otherwise, the square footage caps as between office and retail are estimated. The combined square footage of office and retail space shall not exceed 230,000 s.f.. There will be no big box retail structures (“big box” is defined as greater than 50,000 s.f. of conditioned space).

3. The Multi-family units in Williams Corner may be apartments, condominiums or a combination of the two.
4. All areas noted on the Site Plan as “Conservation Areas” or “Riparian Buffers” shall be conserved in their natural state except for roadway/utility crossings and permitted trails.
5. There are two separate multi-family complexes. As is typical for the current apartment marketplace, within each multi-family complex there will be exercise, swimming pool and typical indoor and outdoor active recreation facilities.
6. The impervious surface maximum for the developed portion of the project shall not exceed 24% of the total site acreage.
7. The buildings will be subject to mandatory design guidelines, including design review and approval, imposed by the declarant under the commercial declaration to be applicable to the property.
8. Applicant has simultaneously sought a Zoning Ordinance Text Amendment which would allow for parking facilities to be placed within the inside 50’ of the 100’ highway setback. In the event this text amendment is approved, Applicant shall be entitled to submit a revised site plan to Planning Staff for approval, which site plan may reconfigure parking along U.S. Highway 15-501 in accordance with the terms of the amendment.

9. Two future bus shelter locations (one within each multi-family section) suitable for transit stops will be created. See anticipated locations on site plan.
10. Four (4) electric vehicle charging stations (two in each apartment complex) will be provided.
11. No building within Williams Corner will exceed sixty feet (60') in height.
12. Landscaping plans for end users or tenants will comply with the Chatham County Design Guidelines and will be subject to the ordinary review process before the Chatham County appearance Commission and the Planning Department.
13. The maximum combined number of apartment units in Williams Corner will be 540 units.
14. Wastewater service for Williams Corner is to be provided by Old North State Water Company, its successors and assigns ("ONSWC"). In the Williams Corner project cannot ultimately connect to the ONSWC wastewater system, the wastewater will be treated on-site.