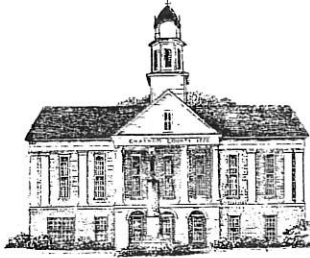


# COUNTY OF CHATHAM



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ORGANIZED 1770

707 SQUARE MILES

## A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR JORDAN LAKE, LLC AND HOLLAND AND REBECCA GAINES

WHEREAS, Jordan Lake, LLC and Holland and Rebecca Gaines have applied to Chatham County for a conditional use permit for a certain tract or parcel of land containing approximately 578 acres located off Big Woods Road (SR-1716), 1.3 miles north of U. S. Highway 64 (Parcel #'s 19350, 17378, 76026, 19331, and 19365) for use as a Planned Unit Development for residential uses approved by the rezoning amendment adopted this date; and

WHEREAS the Chatham County Board of Commissioners hereby make the five findings as listed below:

1. The use requested are among those listed as eligible conditional uses in the district in which the subject property is located or is to be located.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare.
3. The requested 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 consistent with the objectives of the Land 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.

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

That a 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 conditional use permit in accordance with the plan of The Homestead dated October 20, 2003 attached hereto and incorporated herein by reference with specific conditions as listed below:

1. The development shall provide public utility access to adjacent undeveloped properties by rights of way to the adjoining boundary and in accordance with the County's existing subdivision regulations. The exact locations shall be determined prior to preliminary subdivision plat approval, but shall include consideration of the lands of Swan, Seymour, Deloach, Corn, Burnette, Hayes, and McLean.

2. The tract identified as "Community/Institutional" shall not be used for uses prohibited by the County's watershed regulations.

3. A detailed site plan shall be approved by the county prior to issuance of a certificate of zoning compliance for any multi-family or non-residential use. Such site plans shall include details of all proposed improvements, including, but not limited to, streets and pedestrian access, buffers and landscape plans, lighting, utilities, storm water with hydraulic calculations, watershed protection with calculations, wastewater collection and treatment systems, water supply and distribution systems providing adequate fire flow, and solid waste collection systems. All plans for utilities shall be approved by the respective agencies with jurisdiction prior to preliminary plat approval.

4. There shall be utility access easements to the properties listed above in number 2 as well as to The Preserve near the location of lots 113 and 114 and the proposed road connection with The Preserve.

5. There shall be a minimum 100-foot buffer along the lands of Corn and Burnette.

6. Off-site road improvements to Big Woods Road as recommended in the letter from Jason B. Clapp with Ramey Kemp and Associates dated October 16, 2003 attached hereto shall be constructed and installed prior to final subdivision plat approval of the first phase of the development. All required State and Federal permits for the developments shall be obtained prior to preliminary plat approval.

7. The lighting within the development shall conform to all provisions of the recommended county lighting guidelines dated September 2, 2003.

8. Storm water management within the watershed critical area shall comply with the provisions of a memorandum from Mark Ashness to Keith Megginson dated December 30, 2003 attached hereto.