

1/4/2021

TO: CHATHAM COIUNTY PLANNING DEPARTMENT

P.O, BOX 54/80 EAST STREET  
PITTSBORO, NC 27313

Saprolite Development Company is requesting the following wavier for the Herndon Farms Development located at 9780 US 15-501 N, Chapel Hill, North Carolina.

Perimeter Buffer Reduction

The Compact Community Ordinance (CCO) states that a reduction in the perimeter buffer may be reduce from 100' to 50' at the discretion of the County. The Developers of the Herndon Farms project are requesting this wavier. As support for this reduction, we submit the following reasons this request is made.

1. This Project is an active adult community for individuals age 55+. The Developer is designing this community from the ground up for this use. The land is planned to be graded to approximately a 5% slope, making the entire development easily accessible to its residents. To balance the site, it will need to be graded to the property lines, then the buffers will be replanted. The replanting will be done with native vegetation to blend into neighboring properties.
2. The properties north of the project are large lot residents. A 50' buffer will be more than sufficient to avoid impact to these residences. The part of the Herndon Farms project that abuts these lots is entirely residential singe family units.
3. The property east of the project is zoned R-1 and is undeveloped except for a large solar array. The Developer feels a 50' buffer is more than adequate adjacent to land being used such. In addition, if this land is eventually developed in a different manner, a 50' buffer would be appropriate to the Herndon Farms project.
4. The perimeter buffer to the South of the project abuts a property zoned commercial and as per Table 9.2 in the CCO, attached and Exhibit B.7.8 in our submission packet, this buffer can be zero next to our commercial and zero to our small lots.
5. For the reasons above the Developer believes this request is reasonable and appropriate.

For Saprolite Development Company, LLC



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M. Travis Blake



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Saprolite Development Company is requesting the following wavier for the Herndon Farms Development located at 9780 US 15-501 N, Chapel Hill, North Carolina.

Viewshed Buffer Reduction

The Compact Community Ordinance (CCO) states that a reduction in the viewshed buffer may be reduce from 100' to 50' at the discretion of the County. The Developers of the Herndon Farms project are requesting this wavier. As support for this reduction, we submit the following reasons this request is made.

1. As the Detailed site plan shows, attached and Exhibit B.3, the reduction is only relevant for about 200'. The effective buffer along Highway 15-501 is 100' and greater for all but this small segment.

For the reason above the Developer believes this request is reasonable and appropriate.

For Saprolite Development Company, LLC



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M. Travis Blake

## Exhibit B.7.8

		Land Use Adjacent to Compact Community Perimeter				
		Residential – large lot	Residential – small lot	Commercial	Recreational	Agricultural <sup>2</sup>
Compact Community Perimeter Land Use	Residential- large lot	0 feet	0 feet	0 feet	0 feet	0 feet
	Residential - small lot	100 feet	100 feet	0 feet	0 feet	100 feet
	Commercial	200 feet	200 feet	0 feet	200 feet <sup>3</sup>	200 feet
	Recreational	200 feet	200 feet	200 feet <sup>3</sup>	0 feet	200 feet
	Agricultural <sup>2</sup>	0 feet	0 feet	0 feet	0 feet	0 feet

<sup>1</sup> The perimeter buffer requirements only apply to areas along the boundary of the compact community where no public road exists. In areas where a public road forms the boundary of the compact community, then the viewshed buffer requirements specified in Section 9.3 apply instead.

<sup>2</sup> Any bona fide farming operation, including land enrolled in the use value assessment program for agricultural, horticultural, forest, or conservation purposes, or part of a Voluntary Agricultural District.

<sup>3</sup> A barrier that assures the safety of recreational activity participants in the compact community may be substituted for a buffer at the discretion of Chatham County.

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Commercial Component

The Compact Community Ordinance (CCO) states:

**“Commercial component.** *Each project shall include a commercial area or areas to serve the community, with establishments that are less than ten thousand (10,000) square feet in size allowed inside the community, and larger establishments allowed on the periphery in proximity to a four-lane principal or minor arterial. All commercial establishments shall be pedestrian accessible to community residents.”*

As support for this reduction, we submit the following reasons this request is made.

1. The Herndon Farms Project already exceeds the 100,000 square feet of commercial space requirement by the CCO by 50,000 square feet with its two commercial components: a children’s daycare of 10,000 square feet and a 140-unit congregate care facility of 140,000 square feet.
2. The Project is a retirement community with a residential and agricultural theme. The Developer wishes not to have more commercial that would conflict with this theme. This is also precisely what Plan Chatham endorses.
3. The Developer was involved with the evolution of the Compact Community Ordinance. There were many issues unresolved, and the wavier provision was introduced specifically to deal with unforeseen circumstances. The Developer feels this is an appropriate use of the wavier provision.

For Saprolite Development Company, LLC



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M. Travis Blake