

Tract 6

BEING a tract of land containing 15.263 acres (lot 10) as shown by Survey "Recombination and Easement Plat" for William R. Copeland, Lisa G. Copeland, Karen D. Copeland, Advance Systems, Inc., Charles P. Maddox Jr., and Catherine R. Maddox, dated 11/12/2007, prepared by Clarence R. Batts, Jr., RLS, recorded in Plat Book 2008, Page 51, of the Chatham County Registry. Reference to recorded plat is hereby made for a complete description of the subject property.

Less & Except the following (from Tract 6):

Thence, from a Crimp Top Iron Pipe Found NC Grid Coords N=693153.33, E=1997340.35 being; Thence, N 47° 39' 56" W for a distance of 2,646.80 feet to a point known as the **POINT & PLACE OF BEGINNING**.

Thence from said **POINT & PLACE OF BEGINNING**, Thence, S 03° 56' 10" E for a distance of 903.44 feet to a point on a line; Thence, N 43° 03' 03" W for a distance of 359.78 feet to a point on a line; Thence, N 75° 10' 28" W for a distance of 257.63 feet to a point on a line; Thence, S 33° 03' 19" W for a distance of 413.27 feet to a point on a line; Thence, N 01° 10' 13" E for a distance of 388.29 feet to a point on a line; Thence, N 85° 01' 35" E for a distance of 209.87 feet to a point on a line; Thence, N 04° 32' 04" E for a distance of 509.61 feet to a point on a line; thence N 89° 21' 54" E a distance of 400.78 feet to the **POINT OF BEGINNING**, containing +/-353,907 SF / +/-8.125 AC.

REQUIRED FIVE FINDINGS FOR GOLF COURSE SUP
THE CONSERVANCY AT JORDAN LAKE

JUNE 2021

Applicant seeks a Special Use Permit to allow a golf course use within properties zoned as R-1. This application is submitted and should proceed through the review process in tandem with the First Plat Application for the Conservancy at Jordan Lake Conservation Subdivision. Applicant submits the following narrative in support of the five findings required under Section 17.1 of the Chatham County Zoning Ordinance.

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

Applicant seeks a special use permit to allow a golf course (with a minimum lot area of five acres), driving range and associated ancillary uses on property zoned R-1. This requested use is among those listed as an eligible special use in the R-1 zoning district under the Zoning Table of Permitted Uses set forth in Section 10.13 of the Chatham County Zoning Ordinance.

Finding Number 2: *The requested special use permit is either essential or desirable for the public convenience or welfare.*

The requested golf course use is either essential or desirable for the public convenience or welfare. In general the golf course is both essential and desirable for the public convenience or welfare. As set forth below, the Chatham County Comprehensive Land Use Plan encourages active outdoor recreation opportunities as part of future development. Moreover, creating recreational opportunities for nearby residents (both within and outside The Conservancy) will be beneficial to keeping cars off the roads for longer recreational trips.

- A. Traffic. The traffic impact of the golf course will be minimal. Ramey Kemp Associates performed a TIA demonstrating the estimated golf course trip generation as follows:

Daily trips (+/- 550 trips per day)

AM Peak Hour Enter: 25 vehicles per hour

AM Peak Hour Exit: 7 vehicles per hour

PM Peak Hour Enter: 27 vehicles per hour

PM Peak Hour Exit: 25 vehicles per hour

The golf maintenance facility will have direct access to New Elam Church Road and with +/- 14 employees will generate less than 50 trips per day (which is the equivalent of 7-8 residential homes).

- B. Visual Impact and Screening. The project will maintain a 50' existing vegetated buffer around the golf area where it adjoins neighboring property outside the project. A 100' existing wooded buffer where the proposed parking and golf maintenance facility would be located (see attached site plan).
- C. Lighting. The golf course project will adhere to all applicable lighting standards set forth in Section 13 of the Chatham County Zoning Ordinance. All outdoor fixtures will be full cutoff fixtures.
- D. Noise. The property is north of US 1 which has an average annual daily traffic (AADT) count between 34,000 and 35,500 vehicles (NC Department of Transportation (NCDOT), 2019). AADT on Old US Highway 1 south of the Site is 2,600 (NCDOT, 2019). While noise levels generated from the Site will increase during construction and after development, impacts to the surrounding area will not be significant in relation to existing noise levels from adjacent sources.
- E. Chemical, Biological and Radioactive Agents. An Integrated Pest Management Plan (IPM) along with a Nutrient Management Plan will be provided to the County prior to commencement of construction. The Plans will be consistent with requirements and recommendations from the Golf Course Superintendents Association of America (attached) and Virginia Cooperative Extension (attached).
- F. Signs. A ground sign will be located at the entrance to the parking facility (for the golf course). Also wayfinding signs will be placed within the community. All signage will be compliant with Chatham County signage regulations.
- G. Optional info: Emergency services and impact to adjoining property values.

Finding Number 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.*

The requested golf course special permit will not impair the integrity or character of the surrounding or adjoining residential districts, and will not be detrimental to the health, safety, or welfare of the community.

- A. Need and Desirability. The proposed golf course is planned to be a more casual version of a typical public golf facility. A traditional 9-12 hole routing (rather than 18 holes) is planned along with a 9 hole Par 3 short course. A driving range and practice putting green will also be developed. This proposed approach is in response to constraints on time demands and a desire to create a more family friendly public experience. These type of facilities are becoming very popular throughout the Country as evidenced by the success of projects like the Cradle in Pinehurst and 3's Golf Course in Greenville, South Carolina.
- B. Survey of Similar Uses. There are no similar facilities in Chatham County.
- C. Public Provided Improvements. County will not have to provide any additional publically provided improvements.

- D. Tax Considerations. It is anticipated that the golf course will add to the tax base of the County without adding costs of services of any significance to the County.
- E. Employment. It is anticipated that the clubhouse and maintenance functions will add approximately 1 permanent jobs, some full-time and some part-time.

Finding Number 4. *The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section.*

This proposed, outdoor recreational use (public golf course) is supportive of and consistent with the County's vision, goals and objectives for increasing outdoor recreational opportunities in Chatham County, as set forth in the County's adopted Comprehensive Plan (the "Plan").

Plan Chapter Two: Issues and Opportunities. Chapter Two of the Plan lays out the issues and opportunities that are specific to "Parks and Health." (See, pp. 36-37 of the Plan). This section specifically points out the need for additional outdoor recreation in Chatham County. "Only 17% of residences are located within a half mile of a trail or park. There is a need to create a better connection between neighborhoods and recreational destinations." (The Plan, p. 36). This proposed use is intended to be integrated into and part of a conservation subdivision adjacent to this use, thereby guaranteeing that the potentially 1,500 +/- homes within the conservation subdivisions (plus existing nearby residences) will have access to this public, outdoor, active recreational opportunity.

Plan Chapter Three: Goals, Objectives and Land Use Descriptions. Chapter Three of the Plan sets out the Goals, Objectives and Land Use Descriptions under the plan. This proposed recreational activity use is consistent and in line with the stated Goals, Objectives and Land Use Descriptions as follows:

Goals: The Plan establishes a prioritized Goal to "Provide recreational opportunity and access to open space." (Plan, p. 40, Goal #6)). This goal is part of the overall objective of fostering a healthy community and emphasizing health opportunities. (Plan, p. 40, Goal #10).

Objectives: The Plan explicitly sets forth the Objective to "Provide recreational opportunities and access to open space" (Plan, p. 42, Objective #6) as well as the Objective to "Foster a healthy community" (Plan, p. 43, Objective #10). This proposed recreational use has the unique characteristic of being connected to and situated with an adjacent proposed conservation subdivision. This will have the benefit of giving residents access not only to open space (within the conservation areas) but also a walkable community with both passive and active recreational opportunities.

Land Use Descriptions: The Plan creates a preferred land use description called “Parks and Protected Lands” (Plan, p. 49). These designations are an “expression of the types of places that are expected to define the County 20 years from now.” (Plan, p. 46). The Parks and Protected Lands section specifically encourages ““Mix of uses includes passive and active recreation uses” and “accessory uses.” (The Plan, p. 49).

Plan Chapter 4: Recommendations and Strategies. Chapter Four of the Plan sets out various strategies that will help the County achieve the community supported goals. This proposed recreational use helps to achieve the community supported goals as follows:

Economic Development: The Plan sets forth Strategy 6.3 to “support increased tourism and recreation opportunities.” This strategy recommends “supporting development that leads to the co-location of compatible uses that together create destinations in the County.” (Plan, p. 58, Strategy 6.2). This proposed, public golf course will create a destination and will be c-located with a conservation subdivision which is also encourage by the Plan.

Land Use: The Plan strongly encourages improving the recreation system for better health. (Plan, p. 87). This goal is specifically articulated in Strategy 13.4 which is to “integrate privately-maintained, publicly accessible recreation areas into the system.” (Plan, p. 88, Strategy 13.4). This proposed use precisely fulfils this strategy of the Plan.

Natural Resources: Under the Natural Resources section, the Plan sets forth a goal to “provide recreational opportunities and access to open space.” (Plan, p. 103). The combination of this recreational use with the planned conservation subdivisions accomplished both objectives set out in that goal: it both provides for recreational opportunities and will generate access to open space by virtue of the 40% open space required by the conservation subdivision.

Parks and Recreation: The Plan quite directly supports this golf course use under the Parks and Recreation section. Policy #4 under this section of the Plan encourages the County to “partner with . . . private developers to improve access to recreational facilities. (Plan, p. 123, PR Policy 4). Moreover, it specifically points out the existing Level of Service gap in “Southeast Chatham (including Moncure” where it recommends “providing more outdoor recreational opportunities and open space.” (Plan, p. 123, Strategy 4.1).

The proposed outdoor recreational golf course use is entirely consistent with the Comprehensive Plan and will help to further accomplish several of its stated goals, strategies and objectives.

Finding Number 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.*

This proposed golf course special use is supported by adequate utilities, access roads, and storm drainage and I will help supply the needed recreation and open space that are, as reflected above, consistent with the County’s plans, policies and regulations.

- A. Water Source and Requirements. This project will be connected to County water but will also benefit from use of the reclaimed wastewater irrigation system for maintenance of the grounds and facilities of the golf course.
- B. Wastewater Management. This use will generated very little wastewater itself; only that associated with the limited washroom facilities for the golf course. However, the facility will serve as spray area for the reclaimed water from the adjoining conservation subdivision. This system has been employed to great effect at other developments in Chatham County. Onsite Wastewater Treatment Plant that will be owned and operated by a privately owned but publicly regulated utility:

Golf Course

100 Rounds at 25 GPD	2500 GPD
40 Seat Grill at 40 GPD	1600 GPD
7 Employee at 25 GPD	175 GPD

Golf Maintenance

14 Employees at 25 GPD	350 GPD
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Estimated Permit Demand 4625 GPD

- C. Water/Sewer Impact Statement. Potable water will be furnished by Chatham County (after extension of public infrastructure by the developer). See attached confirmation from Chatham County Utilities Director. No on-site groundwater wells are planned. Wastewater treatment and disposal will occur on-site within the greater Conservancy project and operation of such facilities by a publicly regulated “private” Utility.
- D. Access Roads. Access to the golf facility will be through roads internal to the Conservancy project. NCDOT has already reviewed the primary access locations (for the overall project) with Applicant’s Transportation Consultant and advised on off-site turn lane and storage improvements. Roadway Improvements required for the larger residential project will be completed per the schedule agreed upon with NCDOT. This schedule anticipated the operation of a golf course within the project.