

EXHIBIT B

TEXT AMENDMENT NARRATIVE

BACKGROUND

- **The effect of the proposed text/map amendment:** Add area to the potential location of a Compact Community. The additional area is shown in red on the attached map, and will be referred to as the “Additional Area.”

- **The Compact Community Ordinance ("CCO")**
 - Chatham County drafted and adopted the CCO in 2004 to accommodate the proposed Briar Chapel community, of approximately 1,600 acres, 2,650 residential units, and 510,000 square feet of commercial area.
 - The “Location” where CCO’s might be located was limited to a “... portion of Northeastern Chatham County” and included the Briar Chapel land and some surrounding areas, mostly to the W of 15-501. It included “1,700 feet” to the east side of 15-501, which was essentially just enough to accommodate Briar Chapel.
 - The stated purposes were to: implement Chatham’s *Land Conservation and Development Plan* (“LCDP”); protect the rural character; promote mixed use communities for “compact village-style development” with large protected green space; and to provide an affordable range of housing.

- **The Chatham County Comprehensive Plan (“Comprehensive Plan” or “Plan”)**
 - After a +/- two year public input process, Chatham County updated the LCDP by adopting the Plan in 2017.
 - All of the proposed “Additional Area” is shown as Compact Residential on ‘The Future Land Use Conservation Plan map (p. 45). In the text, the Plan calls for “Compact Residential,” including a mix of detached and attached residential, to be located “within one mile of [a] Community Center... .” (p. 47).
 - The “Action Plan” calls for an update of the ordinances, including expansion of the extent of the CCO.

AMENDMENT FINDINGS

(See Section 19.4(C) of the Chatham County Zoning Ordinance)

1. **Alleged error in the Ordinance, if any, which would be remedied by the proposed amendment.**

There is no “error” in the Ordinance. Rather, the subsequent adoption of the Comprehensive Plan (and the accompanying Future Land Use and Conservation Plan Map) made the existing location boundaries inconsistent with the newly described intent of the Comprehensive Plan. See Finding #2 below.

Amending the language and the map as proposed herein will make the CCO text and the Comprehensive Plan consistent with each other regarding approved locations for compact communities.

2. The changed or changing conditions, if any, which make the proposed text and map amendments reasonably necessary.

As originally adopted (and amended thereafter), neither the language describing the boundary within which compact communities could be located nor the map showing the boundary were tied to any parcel boundaries but rather to a mathematical distance formula. In this case, the eastern boundary of the CCO area was established as “within 1,700 feet of U.S. 15-501 on its eastern side.” That line has the effect of bisecting at least 5 parcels owned by the applicant such that only portions of their property would be included within a compact community. Additionally, that line is now inconsistent with the subsequently adopted Future Land Use Map.

Since the 2004 adoption of the Compact Communities Ordinance, the Board of Commissioners, after an extensive public input process, adopted the Comprehensive Plan in 2017. The Comprehensive Plan includes (at p. 45) the Future Land Use and Conservation Map which is to guide future development decisions by the Board. That map includes a land use area referred to as “Compact Residential,” shaded in yellow on the map. The yellow shaded “Compact Residential” area tracks the Compact Communities boundary area in many respects. Significantly, however, with regard to its eastern boundary on the eastern side of U.S. Highway 15-501 North, the Compact Residential area includes area that is significantly further east of the Compact Communities boundary. In fact, the Compact Residential area encompasses all of Applicant’s land to be included in its pending Vickers Village compact community. As such, the amendment of the Compact Communities map is wholly consistent with the changed circumstance and intent evidenced by the subsequently adopted Comprehensive Plan and Future Land Use and Conservation map.

3. The manner in which the proposed text and map amendments will carry out the intent and purpose of the Comprehensive Plan or part thereof.

See item 2 above. Amending the text and map as requested will allow the amended map to be consistent with the Comprehensive Land Use Plan and Map (see p. 45 of the Comprehensive Plan). In addition, this proposed map amendment will make it possible to accommodate many of the other goals and strategies of the Comprehensive Plan by making the land adjacent to U.S. Highway 15-501 North available for the type of compact residential development intended by the Comprehensive Plan (see Comprehensive Plan, Chapter 3, Page 47). Further the Comprehensive Plan specifically allows for development of compact residential projects “within one mile of Community Centers.” This one mile zone is broader than the 1,700 feet described in the current language of the CCO. Amending the CCO text and map as requested will bring them into conformity with the intent of the Comprehensive Plan in that regard.

In summary, this proposed amendment will allow for the exact type of development in the exact location intended by the Comprehensive Plan.