

8/6/2021

TO: CHATHAM COUNTY 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.

**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.”*

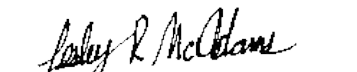
As support for this reduction, we submit the following reasons this request is made.

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



M. Travis Blake

  
Lesley R. McAdams

