

8/6/2021

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 “Chatham County may allow a reduction in the perimeter buffer width required by this ordinance of up to fifty percent (50%) [from 100’ to 50’] if it determines that the impact of the compact community is adequately mitigated by community design or topography.” The Developers of the Herndon Farms project are requesting this wavier based on the following, a discussion of **Exhibit W.3.B**, which address each perimeter side of the development designated as A, B, C, D, E, and F.

Entire Perimeter

All buffers will be cleaned of any inorganic debris, such as trash and augmented with an appropriate selection of native trees, as per **Exhibit W.3.A**. The trees in this table are derived from the North Carolina Forest Service Pocket Manual 12th Edition. The Developers are also offering the adjacent property owners the option of an intermittent split rail fencing along the property line if the property owners desire further demarcation.

Side A

The Developers are in discussions with these property owners to ensure they understand and are amenable to the developers plans for additional plantings and management of the buffer. As mentioned, in addition to the augmentation of the buffer with native trees the Developer is also offering an optional intermittent split rail fence on the property line.

Side B

The elevation on the adjacent property along this side is 34 feet to 14 feet higher than the Herndon Farms first floor level once grading has been completed, as shown on **Exhibit W.3.B**. The property on this side continues to rise to 48 feet above the Herndon Farms homes at its apex. The 9-acre solar array is on this adjacent property as shown in the aerial **Exhibit W.3.C**.

Side C

The buffer and property line on this side are entirely within the Duke Power Easement and the development and thus has no impact.

Side D

There are 2 residential units 12 feet higher in elevation and 3 units 22 feet lower in elevation near the 50-foot proposed buffer. This area of the development is predominately treed landscaped and formal garden space. The adjacent property on this side of the Herndon Farms Development contains a single home more than 100 feet from the property line. In addition, this adjacent property has an almost 9-acre solar array that dominates all the properties in the area as shown in **Exhibit W.3.C**, an aerial display, for a better perspective of this area.

Side E

This section of the perimeter property line is adjacent to commercially zoned property. As per Table 9.2 in the CCO, attached as **Exhibit B.7.8** the buffer on this section can be zero.

Side F

The 50% reduction in the perimeter buffer on the entire western portion of the property does not impact any adjacent properties since the only construction taking place on this portion of the development is wastewater treatment facility, which will be located well inside the property. There will be no construction activity near the perimeters.

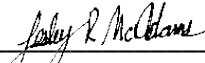
Conclusion

Herndon Farms is made up of property that is dominated by a 120' Duke Power easement, has a four-lane highway along its longest property line, commercial on two sides and 9-acre solar array that dominates the back property lines. Despite these challenges, the Developers are proposing to create a community that will have a distinctive farm and rural look, have minimal impact on adjacent properties, and as a retirement community, create a tranquil environment for its residents.

For Saprolite Development Company, LLC



M. Travis Blake



Lesley R. McAdams