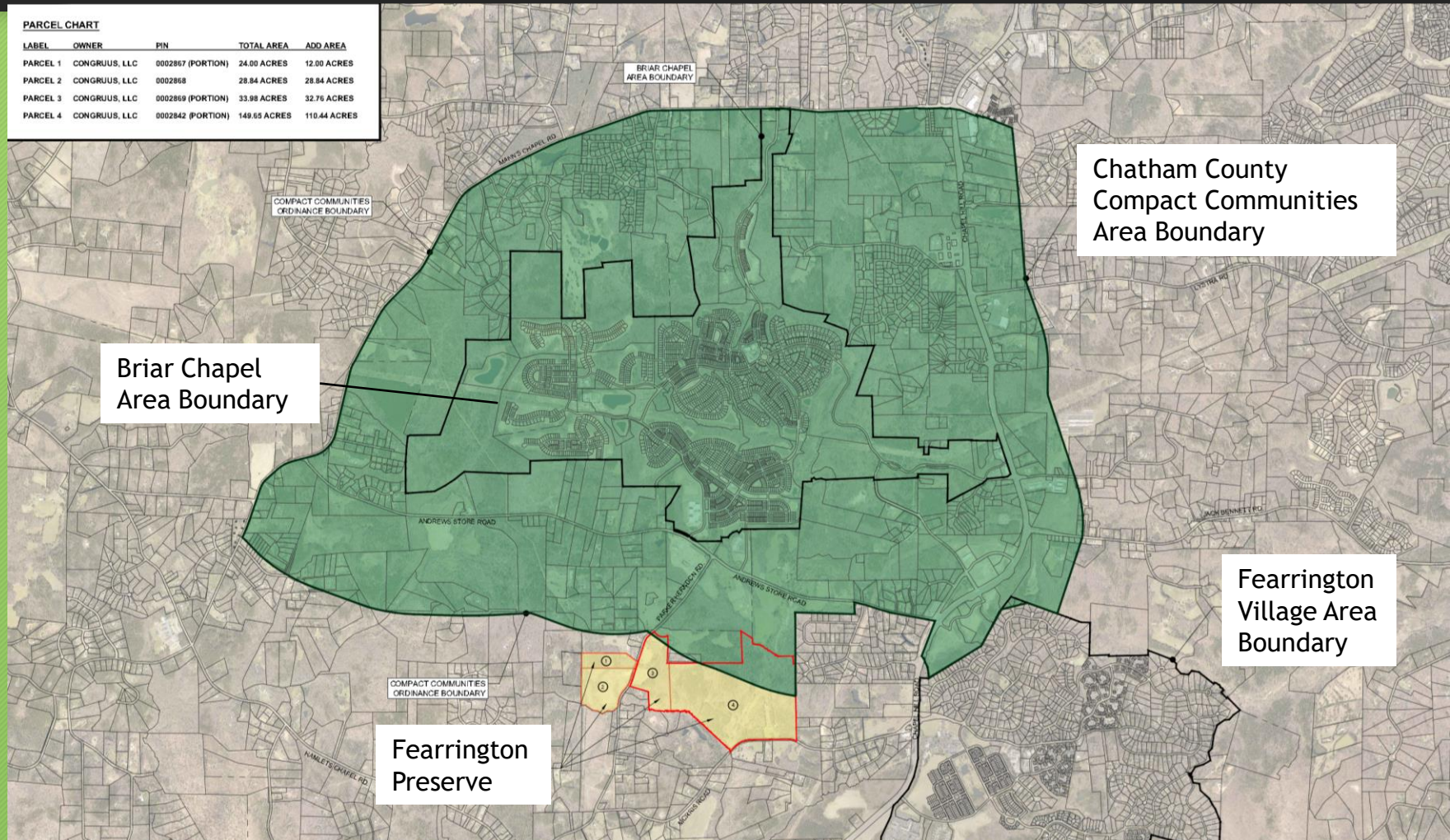


Chatham County  
Planning Board  
September 7, 2021

# Text Change Amendment to Extend CCO Boundaries to Include All of Fearington Preserve

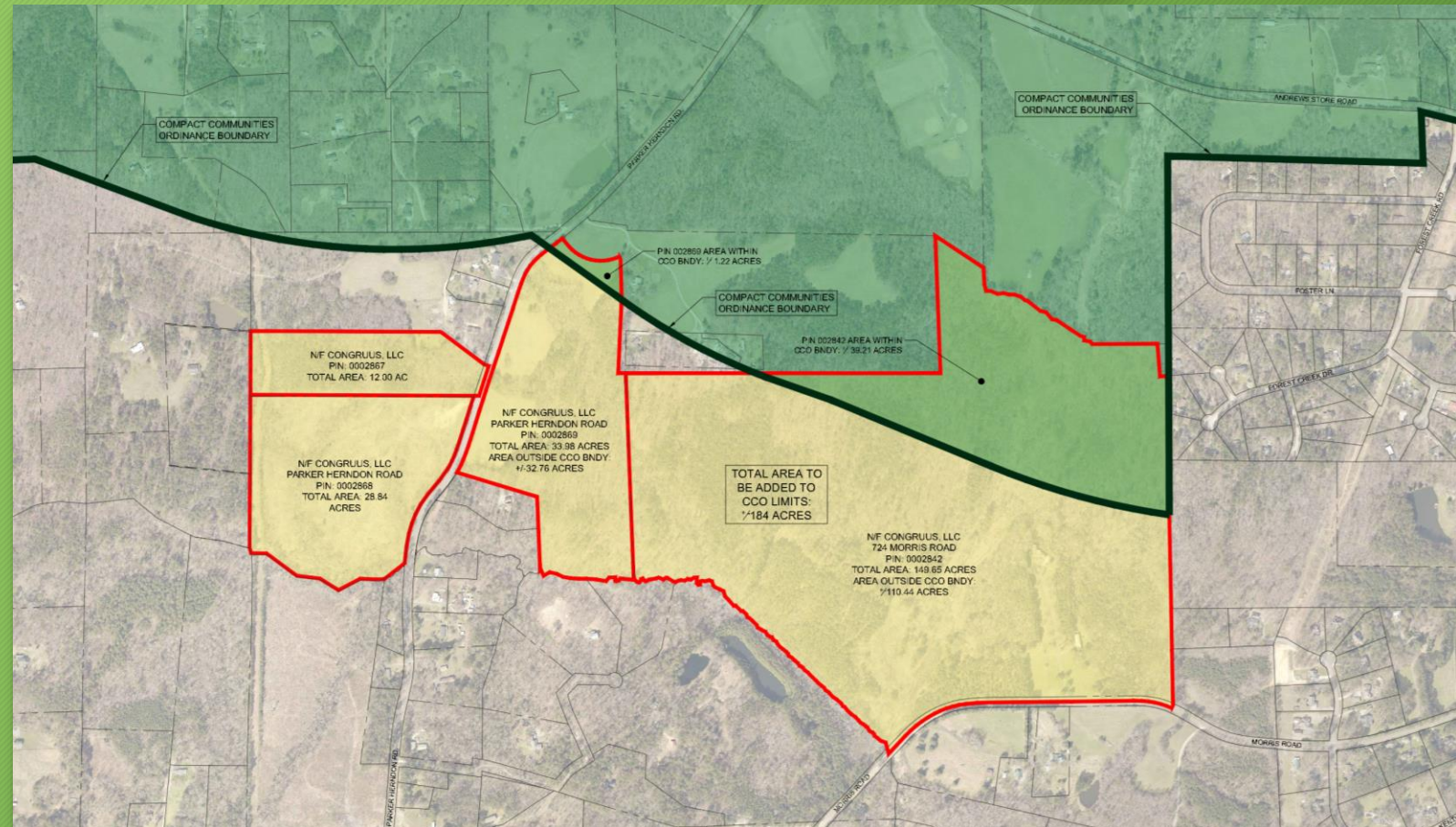
Congruus, LLC

# Current CCO Boundary-Green Congruus Property-Yellow

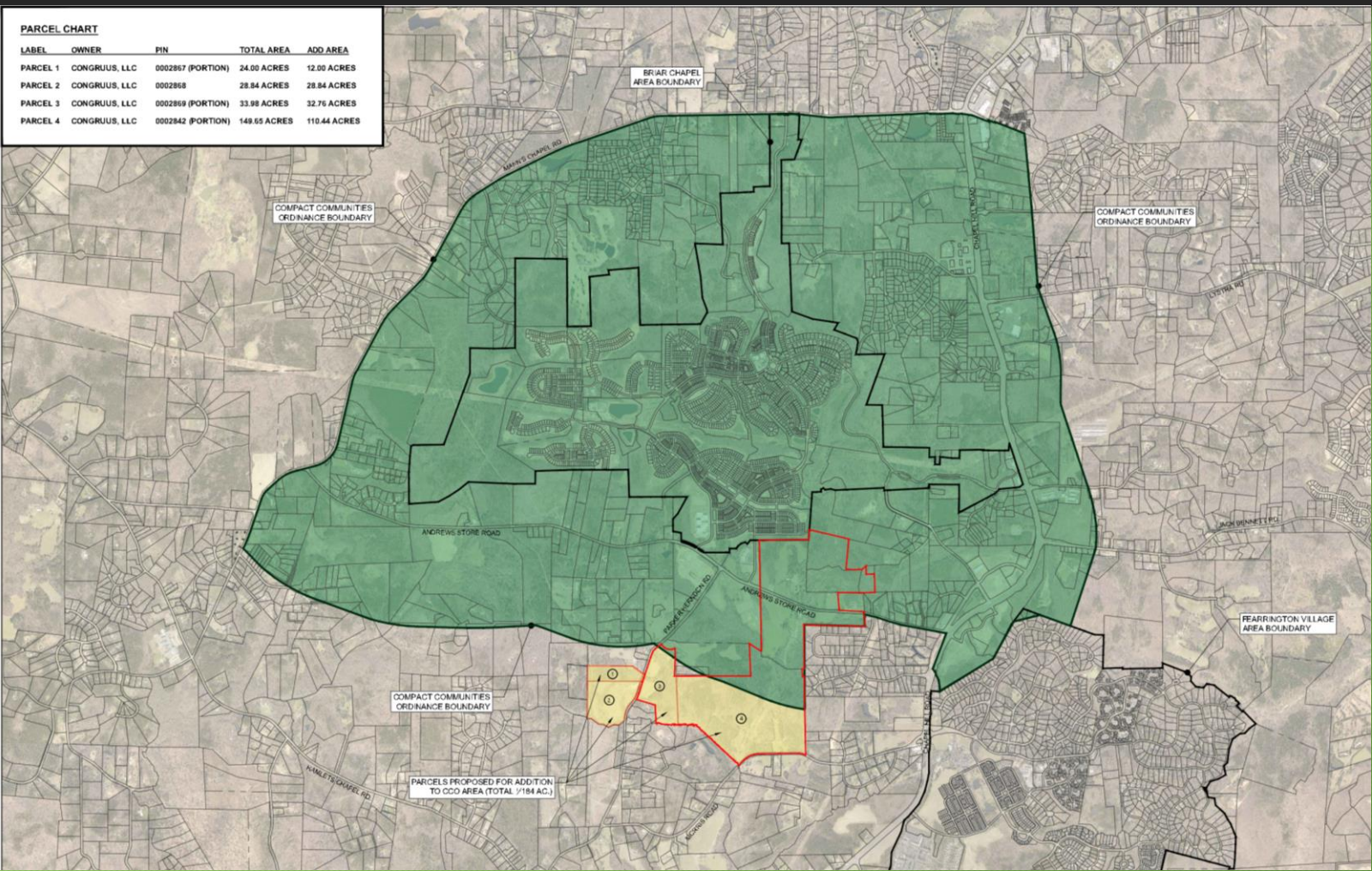


# Congruus Acreage

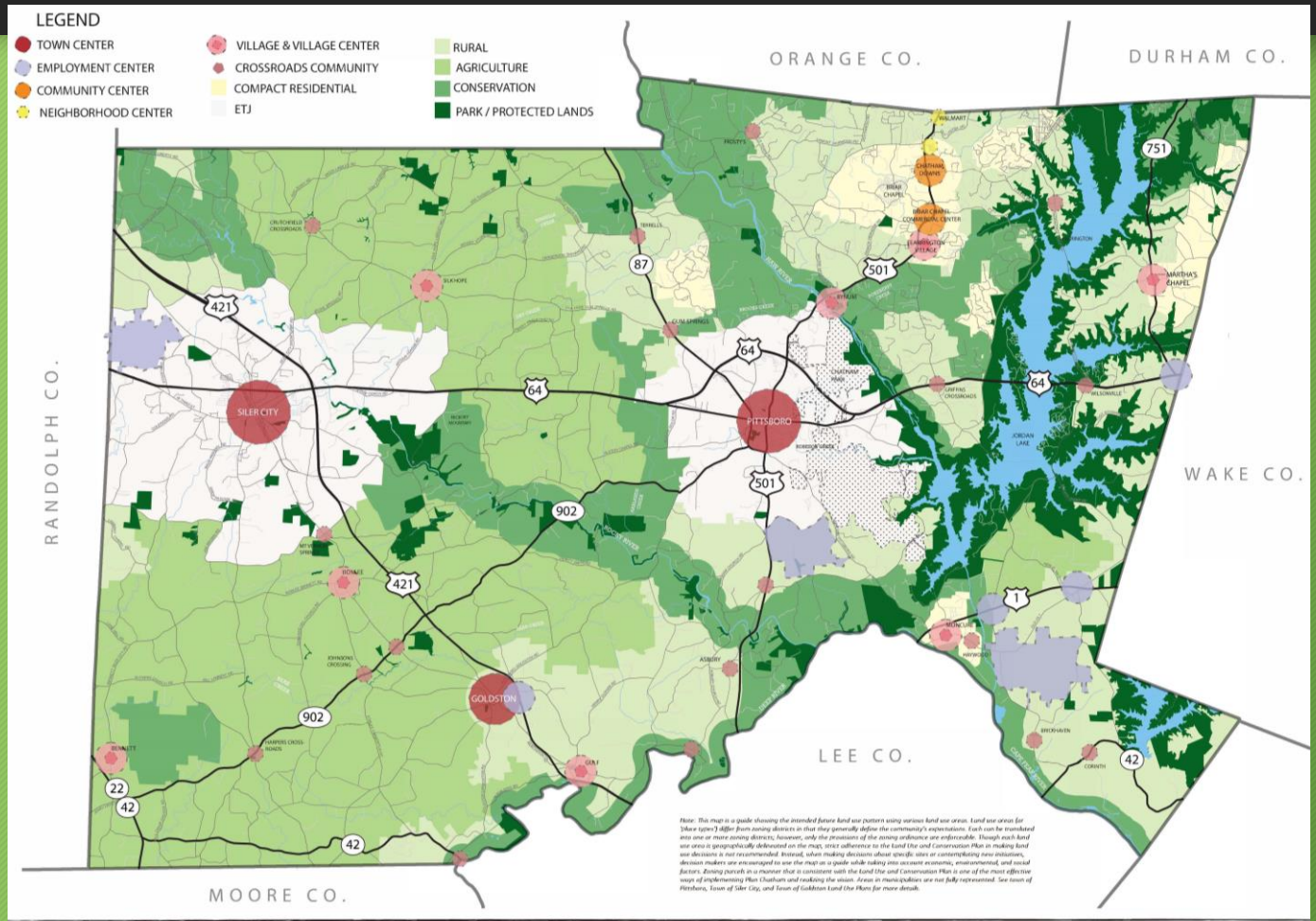
- Congruus owns 350 acres + 20 acres under contract
- 3 parcels entirely in CCO
- 2 Parcels partially within CCO
- Adding 184 acres to CCO
- All but 40 acres are within parcels partially within CCO



# Ferrington Preserve/ CCO Boundary



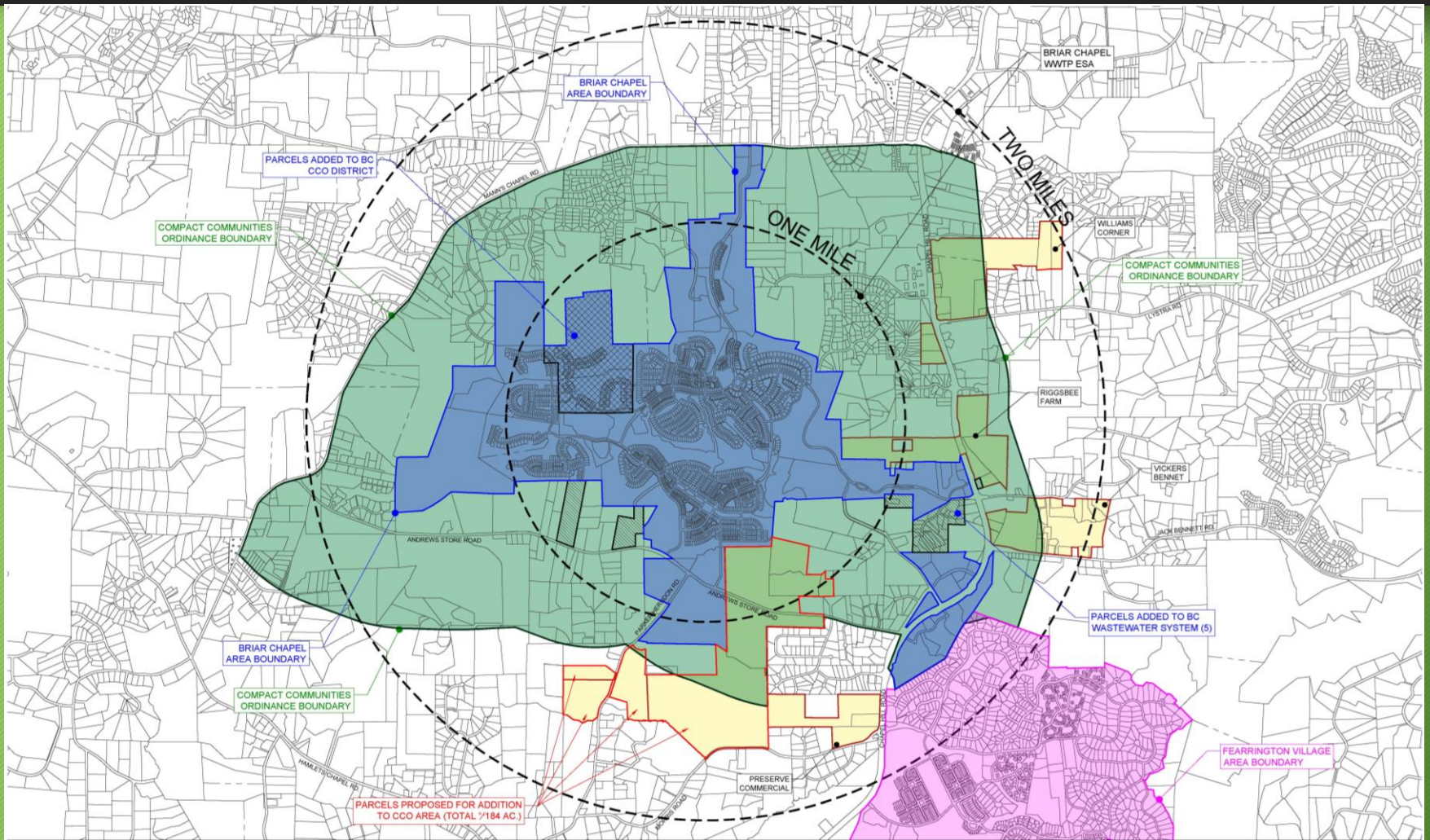
# Future Land Use and Conservation Plan



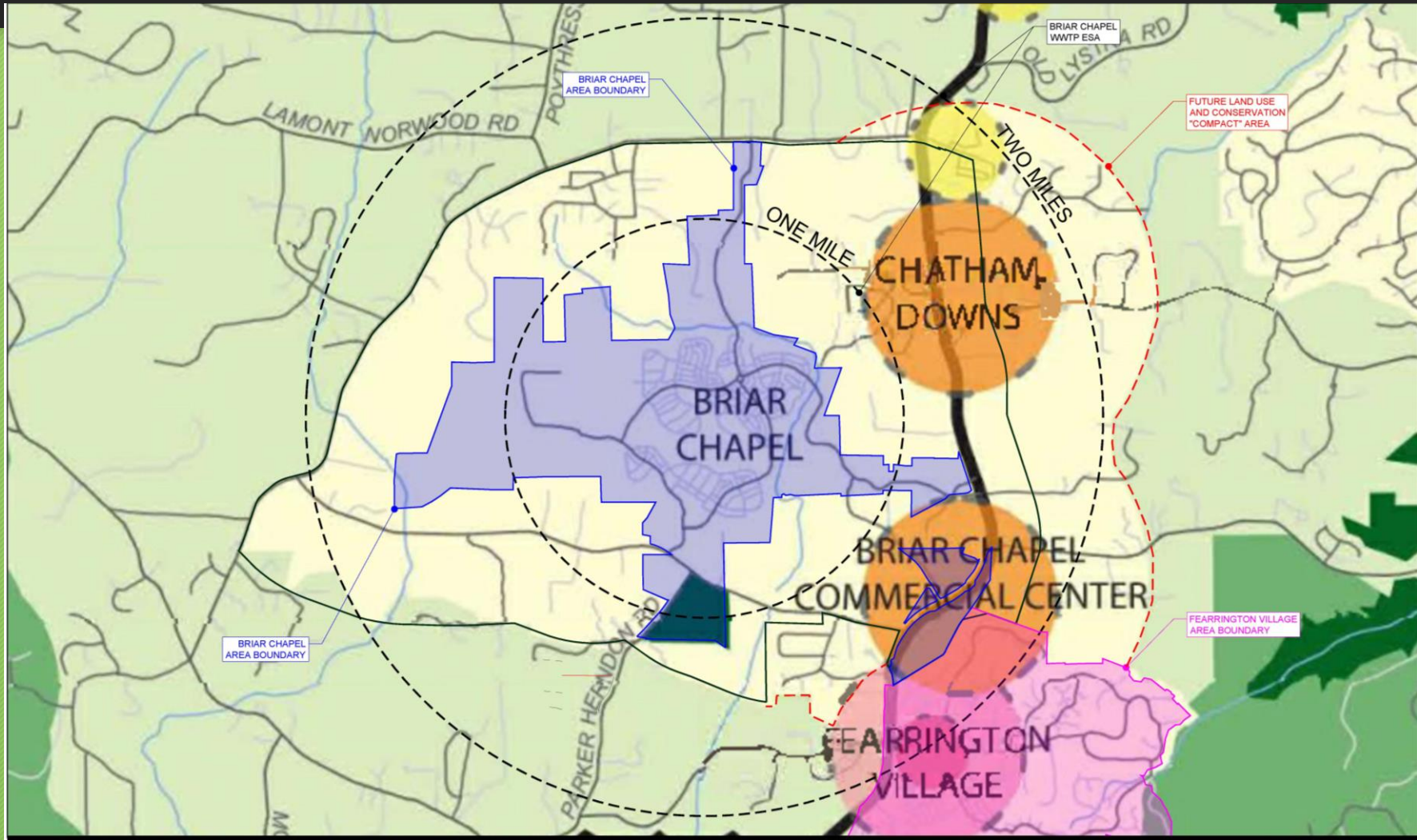
# Compact Community Ordinance Goals

- Implement to Comprehensive Plan
- Protect rural character with substantial buffers/open space
- Permit compact mixed use development in exchange for substantial green space
- Meet community needs for roads, parks, greenways and utilities
- Include a mix of housing type
- Protect environmental resources

# North Chatham Growth Area



# North Chatham Growth-FLUP





# High Level Planning

CCO provides opportunity for high level planning on large tract.



# Environmental Protection

- Pokeberry Creek- Stream Restoration
- Conservation Easement
- Preservation of Open Space



# Recreation Area



- Park Connectivity
- Walking/Biking Trails
- Farmer's Market



# Housing and Diversity of Unit Types



Single Family  
Townhouse  
Apartments



Affordable  
Housing



Senior  
Housing

# Utilities

Possibility of  
Regional  
Wastewater  
Solution



# Comprehensive Plan Goals, Policies, and Recommendations

- LU Recommendation 1--development under CCO would allow compact, walkable development in growth areas.
- FP within Compact Residential Area
- LU Policy 3 recommends well designed mixed use areas in or near Neighborhood and Village Centers –all of this property is near a Village Center.
- LU Recommendation 3 and Policies 9 and 10 stress protection of open space as integral part of any development.
- Housing Policies 1 and 2 encourages the development of workforce and affordable housing.
- Other Comprehensive Plan goals -- conservation of Pokeberry Creek, connectivity for County parks and greenways.

# Financial Impacts

- Current tax value Briar Chapel (which is a CCO): \$931,517,445.00
- BC properties currently pay **\$7,200,630.14** to Chatham County.
- Tax value of Fearrington Village (which is a master planned community): \$534,369,122
- Properties in Fearrington Village currently pay **\$4,130,673.00** to Chatham County.
- Additional CCO projects will bring jobs, sales tax revenue, and **add millions in property tax revenue.**