

# Compact Communities Ordinance Evaluation Matrix

## Section 3, Purpose

A. Help implement the Chatham County Land Conservation and Development Plan;

B. Protect Chatham County's rural character by adequately buffering compact communities from neighboring properties and roadways;

C. Promote new communities that support mixed-use development, anchored by a village center composed of commercial, civic, and residential uses that add to Chatham County's tax base, help residents meet their daily needs, and preserve Chatham County's small-town atmosphere;

D. Allow for compact village-style development surrounded by protected green space, at a size that is easily walkable and bikable by residents of all ages;

E. Help meet the need for community facilities such as schools, stations for police, fire and EMS, recreation facilities, solid waste/recycling collection centers, libraries, and community centers on sites that are physically integrated into the community;

F. Ensure sustainable water provision and wastewater treatment in a way that does not create a future economic burden for the taxpayers of Chatham County;

G. Protect Chatham County's water quality and water resources, minimize its energy use, reduce household transportation costs, and protect its air quality;

H. Establish a grid network of streets that provides multiple connections to different destinations, includes safe places for pedestrians and bicyclists to travel throughout the community, and allows for efficient transit service when and if it becomes available;

I. Include a mix of housing types that are architecturally consistent, designed to promote safe, walkable neighborhoods, and affordable to a range of residents in Chatham County;

J. Include neighborhood parks, active recreation areas, and larger open spaces throughout the community that are linked together by sidewalks and trails;

K. Provide greater environmental, economic, and social benefits to Chatham County when compared with conventional development.

CCO Section/Supplemental Information	Additional Information re: Ordinance Standard	Briar Chapel	Vickers Village
Gross project acreage		Originally 1,589 and reduced to 1,578.14 (Dollar Property removed)	101.8 acres
<b>6.1 Location</b>	Project must be located within the mapped boundary in the ordinance	Located within the mapped boundary of the CCO	CCO map boundary expansion request is pending
<b>6.2 Maximum Size</b>	2,650 dwelling units	Originally 2,389 and increased to 2,650 in 2017	203
<b>6.3 Residential Density</b>	max. density of 2 du/acre with accessory du counting as 1/2 a du	1.68	1.99
<b>6.4 Max. Built Upon Area</b>	24% BUA	Not to exceed 24%	Not to exceed 24%
Tracking mechanism for BUA (long-term consideration)		Initially used deed restrictions per lot but shifted to overall tracking mechanism that provides an initial BUA allocation per lot that is then reconciled against as-builts. The initial BUA allocation per lot is used to size the stormwater ponds. The HOA will ultimately be responsible for tracking future per lot improvements within the Briar Chapel CCO boundary as property owners request additional BUA for patios, etc.	Staff has proposed a condition to address this item.
<b>6.5 Min. Commercial Area</b>	Min. of 100,000 sq. ft. of commercial development	Estimated to be 301,500 square feet.	Waiver request submitted to reduce this to 20,000 square feet
<b>7.1 Water Provision</b>	Supplied by Chatham County	County water system	County water system
<b>7.2 Wastewater Treatment</b>	On- or off-site treatment facility	Old North State	Agua NC
<b>8.1-8.6 Stormwater</b>	Must now comply with County Stormwater Ordinance adopted Nov. 2008	Complies with the CCO standards that are under NCDEQ permitting. The county did not have a stormwater ordinance or program at the time Briar Chapel was approved.	Must comply with the Chatham County Stormwater Ordinance

<b>9.1 Riparian Buffers</b>	Must now comply with Riparian buffer standards in the Watershed Protection Ordinance	Complies with the CCO standards and are based on drainage areas. The county did not have the on-site buffer determination requirements for perennial, intermittent, and ephemeral streams and wetlands that are now in place. The Jordan Lake buffer rules were also not in effect at the time Briar Chapel was approved.	Must comply with the riparian buffer standards in the Watershed Protection Ordinance
<b>9.2 Perimeter Buffers (adjacent property)</b>	100'-200' (200' applies when commercial and rec. within the CCO is adjacent to residential, rec., or ag. Usus)	No spray irrigation allowed in the perimeter buffers. 300' perimeter buffer adjacent to Fearington Village	Reduction to 50' adjacent to existing mobile home park on an adjoining property.
<b>9.3 Viewshed Buffer (adjacent to existing right-of-way)</b>	100'	50'-100'	Reduction to 50' adjacent to Vickers Road and Jack Bennett Road. Reduction to 55' buffer adjacent to US 15-501 and the commercial portion adjacent to Jack Bennett Road.
<b>10.1 Passive Open Space</b>	Min. of 30% of the gross acreage must be permanently protected in compliance with plans noted in the CCO and in consultation with the Planning and Parks and Rec. Directors	50% of the gross project area is in open space.	37.6 acres of natural open space and 32.6 acres of managed open space, such as activity play and meadow areas as buffers.
<b>10.2 Active Recreational Facilities</b>	Land and/or payment-in-lieu in compliance with the Subdivision Regulations	66 acre park site dedicated to the County plus \$2,453,900 in recreation fees	Applicant will pay the standard recreation fee per dwelling unit and active recreation areas to serve the community are integrated into the community (there are no details about the type of active recreational amenity).
<b>11.1 Impact Assessment</b>	All assessments must be peer reviewed by a consultant selected by the county		
Fiscal impact assessment	Adresses fiscal impacts of the development on schools. Police protection, fire protection, EMS, and other county services	Completed	Completed
Transportation Impact Assessment	Traffic assessment and normally coordinated with NCDOT	Completed	Completed
Environmental Impact Assessment	Identify potential negative impacts and applicants responses to address those impacts to the satisfaction of the Commissioners	Completed	Completed
<b>11.2 Impact Mitigation</b>	Appliant's response to address the impacts identified in Section. 11.1. The CCO states the applicant "shall satisfy the impacts created by the development for adequate facilities and identified in the assessments required in Section 11.1".	Land dedicated for Pollard Middle School, land dedicated for Woods Charter School, Civic Site dedicated at the intersection of Mann's Chapel Road and Great Ridge Parkway, Water storage tank and site provided to the county, \$80,000 library fee provided in lieu of land, Sheriff's Office substation shell space made available, and a voluntary contribution of \$2,000 per dwelling unit upon the sale of each lot or unit (= \$5,300,000)	The trail network will be accessible to the general public from the roadways within Vickers Village.
<b>12.1 Performance Standards</b>	Also see Attachment B of the CCO		

Town Center	Each project must have an identified Town Center such as a square, a green, and/or a transit stop with shops, retail, and offices that are connected to the mix of residential uses in a practical way.	Town center located at US 15-501 and Taylor Road to include a community college site, apartments, retail, and assisted living facility. A proposed Village Center within the development was never completed due to lack of interest from tenants.	Village Gathering Center in a central location (there are no details about the type of amenities to be offered). The potential shops, retail, and offices are not included in the Village Gathering Center, but located adjacent to US 15-501.
Housing mix and development pattern	Mix of three housing types; single family detached, single family attached such as duplexes and townhouses, and multi-family dwellings such as apartments. Integration of the housing types and grid street network key.	All 3 types of housing have been incorporated into the design with few cul-de-sacs within the development layout.	Will only offer single family dwellings, townhomes, and possibly condominiums. Apartments are not proposed.
Commercial component	Must also include a commercial component (see sec. 6.5 for minimum square footage requirement)	SD-North commercial area (Veranda) meets these requirements with a mix of smaller size commercial, office, and retail services. Larger commercial activities are provided in the SD-East and SD-West.	Commercial component adjacent to the intersection of US 15-501 and Jack Bennett Road.
Community/neighborhood gathering points	All residential units shall be within walking distance of a neighborhood gathering point.	All dwelling units are within walking distance of gathering points that have been integrated into the community. This includes active and passive recreational opportunities, sidewalk, greenways, bike trails, schools, neighborhood parks, etc.	Plan includes a Village Gathering Center, Village Commercial Center, and active lan and meadow areas (there are no details for any of these features).
Open Space	Design must preserve and protect prominent and/or significant natural features and utilize for passive recreation. Should be designed to connect to existing or planned open space on adjacent parcels to help form a connected network of open space throughout the county.	Open spaces have been preserved throughout the community including Bennett Mountain.	70% open space with 37 acres preserved as Natural Open Space (there are no details on how the open space was selected).
Passive and Recreational opportunities	Must include the provision of passive and active recreational opportunities. Small playgrounds and neighborhood parks shall be scattered throughout the community within walking distance of dwellings.	Passive and active recreation spaces are provided in the community and connected via sidewalks and trails.	Plan includes a Village Gathering Center, Village Commercial Center, and active lan and meadow areas (there are no details for any of these features).
Interconnectivity	Residential units, town center, and community gathering points must be interconnected by roadways, and pedestrian and bicycle pathways.	All areas are interconnected by roads, and pedestrian and bicycle paths.	Pedestrian and bicycle pathway between the Village Commercial Center to the Village Gathering Center, and connecting pathways through the Active Plan and Meadow Areas (there are no details provided).

Narrow Streets	Streets should be relatively narrow, with trees, and pedestrian walkways required on both sides of the street.	NCDOT has approved the roads within Briar Chapel and street trees have been provided in the community.	Requirements of NCDOT and the Fire Marshal will be followed. On-street parking on the public roads and some satellite parking (a condition has been added to supplement the application response to this item).
Transit	Park-and-ride shall be set aside and identified in parking lots in commercial areas.	Condition #11 of the CUP noted that preliminary plat submittals would designate park-and-ride space, transit stops, etc. The only park-and-ride accommodations are located on the CCCC Health Sciences property in SD-West for 18 spaces and a transit shelter.	Will have a Chatham Transit stop, but no park and ride spaces.
Botanical preservation and diversity	Landscape master plan must be submitted and the developer shall be required to identify and retain major trees, and to identify and preserve natural areas, to the extent practicable.	A landscape master plan was provided with the original conditional use permit application.	A landscaping plan was prepared and reviewed by the Appearance Commission. The plan shows landscaping along the viewshed buffers which will be mass graded and does not include a legend for the plantings. There is no information provided about identifying and retaining major trees on the site. The site plan does indicate the preservation of an 11.8 acre off-site tract of land.
12.2 Streets and Other Specifications	Streets must be public and constructed to NCDOT standards. Also see attachment B of the CCO.	Standards has been met	Requirements of NCDOT and the Fire Marshal will be followed. On-street parking on the public roads and some satellite parking (a condition has been added to supplement the application response to this item).
Building Height	60' building height	Standard has been met	Standard will be met.
Additional Guidelines	See attachment C.	Design Guidelines were adopted by the developer and each structure is reviewed by the development team for compliance.	A two page set of guidelines were included in the application packet. The guidelines provide basic guidance and do not include any renderings. The commercial guidelines are rudimentary and the green building provisions are encouraged.
12.3 Housing	Moderate income housing must be provided pursuant to this section (affordable housing option approved by the Board of Commissioners)	Initial commitment: 2.5% of the lots to be donated to the county for affordable housing and \$1.1 million paid provide for the remaining 2.5%. A \$900,000 payment-in-lieu was provided for the remaining 2.5% in 2012. When dwelling units was increased from 2,389 to 2,650 2017 the applicant agreed to pay \$920.88 per lot for difference for the increased dwelling units.	

	Affordable housing payment per required affordable house unit (i.e. payment for 5% of the required dwelling units)	Total payments of \$2,258,619.69 for the equivalent of 5% of the dwelling units in the development (ie. 133 units). The fee per affordable unit ranged from \$15,000 to \$19,833.82 because there were different agreements reached during the life of the project	(A) enter into a contract providing that (i) Applicant will pay a \$43,500 per lot "Payment in Support" to the County for 5% of the total entitled lots developed, rounded down to the nearest whole number (e.g., 9 Payments in Support if 181 lots are developed or 10 Payments in Support if 203 lots are developed) upon sale of each of the affordable housing lots by Applicant to a developer; (ii) Applicant will cause the the developer of the lots to waive its sales commission on any affordable housing townhome sold to the County's affordable housing designee; (iii) the County will enter into an agreement with Community Home Trust ("CHT") to allow CHT to purchase the designated affordable townhomes and incorporate each such townhome into its affordable housing program; and (iv) the parties will agree upon other terms and conditions facilitating the shared goals of integrating the affordable townhomes seamlessly into the Vickers Village townhome development; OR, solely in the event and to the extent the "Payment in Support" model above cannot be implemented despite good faith efforts by the parties, (B) contribute the remaining required amount either in the form of buildable lots, constructed dwellings or a payment in lieu in compliance with Compact Communities Ordinance Sections 12.3(A)(1), (2) or 12.3(B), respectively. The \$43,500 Payment in Support amount is derived from \$40,000 per lot and the \$3,500 impact fee per lot. The impact fee will be paid by the townhome developer and reimbursed by the County to the townhome developer in accordance with County Impact Fee Reimbursement Policy Concerning Affordable Housing.
<b>12.4 Appearance</b>	Non-residential site plans must comply with the county's adopted design guidelines. Utilities must be placed underground in order to improve sight lines, open up sidewalks, and minimize danger of interruptes in utility service during inclement weather.	Competed during construction	A two page set of guidelines were included in the application packet. The guidelines provide basic guidance and do not include any renderings. The commercial guidelines are rudimentary.
<b>12.5 Green Building</b>	See attachment C.	Green Building Guidelines prepared by the developer and implemented during their internal review process for each lot.	The green building provisions are enouraged per the provided guidelines in the application.

15 Waiver	Requests to adjust, modify, reduce or waive CCO requirements.	Provision of affordable housing units/lots was adjusted and there have been several perimeter and viewshed buffer waivers for various encroachments in the project, but these have been minimal when compared against the size of the development.	6.5 Minimum Commercial Area. The minimum required square footage is reduced to 20,000 square feet. Also, since this small project will have few phases, the commercial vs. residential timing of phasing requirement is not feasible and is waived, 8.5 Posting of Financial Guarantee. In lieu of this statutorily prohibited requirement, the restrictive covenants will provide for a reserve fund, 9.2 Perimeter Buffer. There is about 4,000' of 100' wide perimeter buffer, most of which is not required. The Perimeter Buffer around the mobile home park, where some dwellings are less than 40' from the property line, is reduced to 50', 9.3 Viewshed Buffers. The Applicant sought to mitigate the impact by design, berms, native plantings and other feature and proposed a reduction to 50" as allowed by the ordinance. The Appearance Committee reviewed it and recommended a buffer be 55' along 15-501 and Jack Bennett. That recommendation is accepted,
			12.1 Performance Standards. All performance standards are met, except the plan does need: A reduction in the number of <u>housing types</u> required from three to two. An apartment building would not fit well into this village. Applicant, however has provided for two different sizes of townhome lots and two different sizes of single family lots to ensure a variety of housing types. In addition, it is possible that the commercial area will have up to 15 residential condominium units above retail/commercial. <u>Park and ride spaces</u> . There will be a transit stop within easy walking distance of all village dwellings. The residents will not have a need for a park and ride lot, so a waiver of this requirement is sought. <u>Narrow Streets</u> . This provision must be modified to comply with the requirements of NCDOT and the Fire Marshal. The "Streets" provision of Section 12.2 must be modified. (Note: Condition #16 has also been added to supplement this waiver)
Additional commitments offered by the developer		Agreed to provide a voluntary contribution of \$2,000 per dwelling unit upon the sale or each lot or unit.	
		Fire station/EMS site donated to the county on Great Ridge Parkway at Manns Chapel Road	
		Water tank (1 million gallon capacity) constructed and donated to the county on Manns Chapel Road	
		Pollard Middle School site donated to the county.	
		Woods Charter School site donated to a charter school.	
		Briar Chapel Park property donated to the county.	

		County library site was intended to be donated to the county, but a payment-in-lieu of \$80,000 was provided to the county in 2012.	
		Proposed Lots on Bennett Mountain were reallocated to reduce the impact on the primary and secondary environmental areas described in the Natural Areas Inventory. It will be the last area for spray irrigation if necessary.	
Additional conditions added to the special use permit		Condition #16 - Solid waste management to be managed by a residential curbside recycling and solid waste service.	

Yellow = Waiver request  
Red = More stringent provisions in another regulation now apply  
Blue = Voluntary contributions