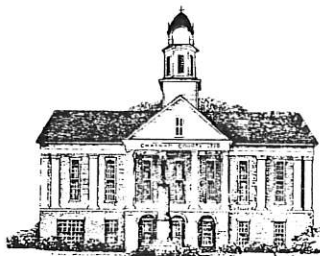


COUNTY OF CHATHAM

Res.#97-30

COMMISSIONERS
MARGARET BRYANT POLLARD, Chair
BETTY WILSON, Vice Chair
HENRY DUNLAP
JOHN GRIMES
UVA HOLLAND



CHARLIE HORNE
County Manager

ROBERT L. GUNN
County Attorney

Phone (919) 542-8200

P. O. BOX 87

PITTSBORO, N. C. 27312

ORGANIZED 1770

707 SQUARE MILES

A RESOLUTION REGARDING CALCULATION OF DENSITY UNDER THE CHATHAM COUNTY ZONING ORDINANCE

WHEREAS, when Chatham County enacted its new zoning ordinance effective December 31, 1990, there were three planned unit developments in the process of development in the County, i.e., Fearington, Carolina Meadows and Governors Club; and

WHEREAS, the old zoning ordinance under which these three planned unit developments were approved provided that the purpose of planned unit developments is to "offer developers the benefits of efficiency, economy and flexibility through unified development of large sites while deriving for the county the advantages of improved appearance, compatibility of uses, optimum service by community facilities and adequate vehicular access and circulation;" and

WHEREAS, the new zoning ordinance included new provisions regarding planned residential developments, including a new formula for calculation of maximum density that excluded some acreage which was not excluded under the old ordinance; and

WHEREAS, the new zoning ordinance also provided that the purpose of planned residential developments is to "permit maximum flexibility in lot creation and residential unit placement within larger planned residential projects while at the same time preserving open space in more usable and environmentally sensitive units;" and

WHEREAS, good planning concepts require flexibility in the development of planned unit developments, and flexibility is the common purpose of both the old and new planned residential development ordinances; and

WHEREAS, all three of the planned unit development conditional use permits that were adopted under the old ordinance have been amended since the adoption of the new ordinance and Governors Club has requested an increase in the maximum number of units allowed in its development to 1,830; and

WHEREAS, the new ordinance does not address how maximum allowable density should be calculated when developers seek to amend conditional use permits for planned unit developments approved under the old ordinance; and