

04 March 2022

Chatham County Board of Commissioners
80-A East Street
Pittsboro, North Carolina 27312

RE: Joint Waiver Request on Behalf of Congruus, LLC and Briar Chapel Community Association, Inc:
Request for Compact Community Ordinance ("CCO") Perimeter Buffer Modification on Parcel 92282

Dear Board of Commissioners:

This letter serves as a formal request by The Site Group, PLLC on behalf of Congruus, LLC and Briar Chapel Community Association, Inc. to modify the existing 100' Perimeter Buffer located on Parcel 92282 under Chatham County's Compact Community Ordinance. This modification will include the removal of 3,560 square feet from the existing 100' Perimeter Buffer Area to accommodate the proposed shift in the Hawk Point Road right-of-way. The area of existing right-of-way to be dedicated to the 100' existing Perimeter Buffer is 5,068 square feet. These modifications will result in a net increase of 1,508 square feet of buffer area. Please refer to the attached Exhibit 1.0.

Section 9.2 of the CCO allows the County to approve a 100% reduction of a Perimeter Buffer "after giving the adjoining landowners an opportunity to comment and Chatham County determines that the impact of the compact community is adequately mitigated by the community design or topography." In accordance with the established waiver process, both Congruus, LLC and Briar Chapel Community Association, Inc. will be notified of the Board of Commissioners Meeting at which the waiver request will be addressed.

Based on the foregoing, it is requested that the County Manager place this waiver request on the Commissioners Agenda for the first available Board of Commissioners meeting.

If you have any questions regarding the join waiver request or the Hawk Point Extension Project, please call me at (919) 757-1050 or e-mail swj@thesitegroup.net.

Thank you,

 

Susan W. Joplin, PE
The Site Group, PLLC

Jerry Cole
President
BCCA Board of Directors