

Findings of Fact

Granville Special Use Permit

December 1, 2022

Fitch Creations, Inc.

2000 Fearington Village Center, Pittsboro, NC 27312

Sears Design Group

625 W. Jones Street, Raleigh, NC 27603

Ramey Kemp Associates

5808 Faringdon Place, Suite 100, Raleigh, NC 27609

Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

Diehl & Phillips

219 E. Chatham Street, Suite 204, Cary, NC 27511

The Brough Law Firm, PLLC

1526 E. Franklin Street Suite 200 Chapel Hill, NC 27514

TABLE OF CONTENTS

FINDINGS REPORT

Pages 1 – 16

ATTACHMENTS

Attachment 1 – Zoning Designation for SUP (From zoning code)	1 page
Attachment 2 – Appearance Commission Submittal (Prepared by Sears Design Group)	13 Pages
Attachment 3 – General Environmental Documentation (Prepared by Sears Design Group)	8 Pages
Attachment 4 – Environmental Impact Analysis (Prepared by S&EC)	173 Pages
Exhibit 1 – Chatham County Property Records Cards	
Exhibit 2 – Soil Classification Map w/ Supporting Documentation	
Exhibit 3 – Chatham County Riparian Buffer Review Application	
Exhibit 4 – USACE Preliminary Jurisdictional Determination Request	
Exhibit 5 – Wetland & Stream Sketch Map (Confirmed by USACE/Chatham Co).	
Exhibit 6 – Wetland Size/Classification Map	
Exhibit 7 – USGS Map	
Exhibit 8 – Soil Survey	
Exhibit 9 – Vicinity Map	
Exhibit 10 – Zoning Map	
Exhibit 11 – Park Map	
Exhibit 12 – Aerial Map	
Exhibit 13 – Topographic Map	
Exhibit 14 – NC Floodplain Mapping Program Map	
Exhibit 15 – National Wetland Inventory Map	
Exhibit 16 – NC Surface Water Classification Map	
Exhibit 17 – Watershed Map	
Exhibit 18 – Past Farmland Maps	
Exhibit 19 – Identification of Important Farmlands Documents	
Exhibit 20 – Geologic Map	
Exhibit 21 – Vegetative Land Cover Map	
Exhibit 22 – Natural Community Type Map	
Exhibit 23 – NC Department of Natural and Cultural Recourses Letter (11/10/22)	
Exhibit 24 – Chatham County Historic Association Notes and Photos	
Exhibit 25 – USFWS Concurrence Letter Package (1-16-18)	
Exhibit 26 – Natural Heritage Program Elemental Occurrences Map	
Exhibit 27 – Natural Heritage Program Biological Field Survey Results	
Exhibit 28 – Expected Wildlife Onsite Table	
Exhibit 29 – Preliminary Site Plan/Impacts	
Exhibit 30 – Traffic Impact Analysis (prepared by Ramey Kemp Associates)	
Exhibit 31 – Chatham County Buffer Litter / Correspondence with USACE	
Exhibit 32 – Site Photos	

Attachment 5 – NCDOT Approval – Traffic Impact Analysis

GRANVILLE - SPECIAL USE PERMIT APPLICATION

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. All applications shall contain the following information. Please use a separate attachment and/or additional sheets to fully explain and detail this project. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable and explain if necessary.

FINDING #1

The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located.

Yes, a Planned Residential Development is an allowed use within the R-1 zoning district (see Attachment 01).

FINDING #2

The requested special use permit is either essential or desirable for the public convenience or welfare.

As used in this narrative, "HOA" refers to the Granville Homeowners' Association. "PUD" refers to the existing Fearington Planned Unit Development. The new Granville Homeowners Association will be created, acting as a sub-association to the larger Fearington Homeowners Association. This new HOA will provide management for all neighborhood common open spaces, stormwater measures, the neighborhood park, walking paths, and gazebo. The Fearington Homeowners Association will provide membership and access for the recreational offerings within the larger Fearington Village PUD.

A. Traffic: Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

As shown on the referenced Traffic Impact Analysis provided by Ramey-Kemp, the proposed construction of Granville will not require improvements to intersections within Fearington Village, or at either entrance into Fearington Village from NC 15/501. The traffic impact analysis further confirms that no off-site infrastructure improvements are warranted. The analysis demonstrates that the current infrastructure is sufficient to accommodate the future traffic associated with the proposed development (see Traffic Impact Analysis – Attachment 04, Exhibit 30).

B. Visual Impact & Screening: Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?

Per Zoning Ordinance Section 12.3, Table 2, no buffer is required. Nonetheless, the Granville Subdivision shall have a 50-foot wide wooded perimeter buffer, which will be consistent with the buffer found on the Fearington PUD. The purpose of the buffer is to physically separate the Granville neighborhood from the adjacent properties. Buffer areas without existing trees will be planted with materials that could include a mix of Loblolly Pine, Red Cedar, and Wax Myrtle (see Appearance Commission Landscape Plan – Attachment 02).

Per the Landscape Plan, the buffer will include the following requirements:

1. No residential structure or auxiliary structure shall be built in the buffer.
2. Trees in the Buffer shall be conserved. Trees smaller than 6" diameter as measured at 4' height can be removed from the buffer if shown to be dead, diseased, leaning, or broken.
3. Supplemental plantings within buffers for increased privacy or for aesthetic reasons may be planted as long as it is not an invasive species of plant material.
4. Owners of the lots can remove invasive species of plants in the buffers.
5. Future emergency access and/or County utilities extensions can be provided through the buffer within the provided 20-foot wide easement.

These restrictions shall be included in the covenants for the development.

On June 28, 2022, the Developer held a public input meeting; attendees included many adjacent residential property owners. The proposed concept plan was reviewed, noting the planned buffer. There were no objections to the street layout, lot locations, or buffers during that meeting.

C. Lighting: Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?

Other than three (3) streetlights at cul-de-sacs and intersection, no other site lighting is proposed (see Appearance Commission Landscape Plan – Attachment 02). Any lighting of single-family residential properties will be restricted by covenants and related County ordinances. To ensure compliance with Zoning Ordinance Section 13 and to reduce light pollution, street lighting shall be standard Duke Energy "Open Traditional LED" fixtures providing required cutoff. These fixture designs will match the fixtures currently used within newer sections of Fearington Village with back poles and bases. Fitch Creations, Inc. will ensure development meets the zoning ordinance requirements for exterior lighting installation on individual homes.

D. Noise: Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.

The only times we anticipate significantly elevated noise levels will be during the temporary periods of construction of stormwater ponds and roadway clearing/paving to prepare the project site, followed by construction of the proposed individual single-family homes. Once construction is completed, there will be no noise-generating activity that would be detectable offsite other than standard residential landscape maintenance.

E. Chemicals, Biological and Radioactive Agents: Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

There has been no hazardous materials found currently on the project site, nor will there be any used or stored in the future.

Site wastewater and stormwater runoff are covered below.

F. Signs: Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.

Granville will match the current aesthetic of adjacent Ferrington Village neighborhoods. There will be no signs designating the neighborhood. The only allowed signs will be the street signs and possibly temporary "for sale" signs.

G. Emergency Services (OPTIONAL):

Although this section is optional, the Developer has reached out to each County emergency services department about services to Granville. Given the easy access to the project site from the Highway 15-501 corridor and the record/history on public services in the Village, it is anticipated that law enforcement, ambulance, and fire services will have no issue responding to emergencies for the homes within Granville. Final plans will be reviewed by these agencies in the Technical Review Committee process.

1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.

The Developer has reached out to the Fire Marshall to request identification of any potential issue. In a verbal conversation, there were no issues identified other than the

stipulation that fire hydrants be spaced no more than 500 feet (on center) along the Granville roadways. Although drawings showing hydrant location are not required at this stage, the Developer will comply with requirements in the construction drawing and building phases. Further, it is noted that the North Chatham Fire Department Station No. 1 is located across Highway 15-501 from the main entrance to Fearington Village, about one mile from the proposed Granville neighborhood.

2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.

An email request has been sent to the Sheriff's Department, but as of the date of this application, no response has been received. The Developer will supplement the application upon receipt of a written communication from the Sheriff's Department.

3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.

The applicant has reached out to Steve Newton and Lesa Chevis with the Chatham County Emergency Management Department regarding addressing services, and we have been advised that the submittal for addressing should follow zoning and subdivision preliminary plat approval.

FINDING #3

The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

A. Need and Desirability: The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

The Granville neighborhood is planned to meet current and projected housing demand in northeast Chatham County, which continues to grow rapidly. Granville's location next to the Fearington Village residential community is in keeping with the proposed use. And as a continuation of Fearington Village, the Granville neighborhood will give residents the opportunity to live in a rural setting, with wooded, relatively large lots, designed in compliance with County requirements for stream corridor protection and with additional preserved wildlife corridors.

Moreover, located less than a mile from Fearington's Village Center, Granville's location will encourage future residents to access amenities in the Village by walking and biking, thus generating fewer automobile trips.

B. Survey of Similar Uses: How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

Granville would abut Fearington Village, which similarly received a special use permit (SUP) in the mid-1970s to become Chatham County's first planned unit development. Today, it continues to be both an example of effective, architecturally integrated mixed-use development and also a destination for visitors from Chatham County and beyond. In this regard, Fearington is unique.

The other factor that makes Fearington unique is that same developer, Fitch Creations, Inc, has been building and developing the Village since the beginning. Through careful, managed growth since the 1970s, the Developer has been able to maintain the rural charm of Fearington Village while growing the Village to accommodate strong demand for new homes in the community. As a minor addition to Fearington Village, the Granville neighborhood will be developed in the same way, with an eye toward preserving what makes Fearington unique.

C. Public Provided Improvements: Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.

The Granville neighborhood will require new streets, water, and sewer to serve the new lots. The streets will be constructed privately according to North Carolina Department of Transportation standards. The streets will be offered for acceptance onto the State Secondary Road system for maintenance following construction, State inspection, and sufficient occupancy by residents. The water mains will be constructed privately according to Chatham County Public Utilities standards. The water mains will be turned over to Chatham County for operation and water supply following construction, testing, and County acceptance. The sewer infrastructure will be constructed privately and will become part of the existing privately held utility serving Fearington Village. Utilities will be the same as those within Fearington Village (e.g. Duke Energy, PSNC, and Spectrum).

The Granville neighborhood will require new streets, water, and sewer to serve the new lots. The streets will be constructed privately according to North Carolina Department of Transportation standards. The streets will be offered for acceptance onto the State Secondary Road system for maintenance following construction, State inspection, and sufficient occupancy by residents. The water mains will be constructed privately according to Chatham County Public Utilities standards. The water mains will be turned over to Chatham County for operation and water supply following construction, testing, and County acceptance. The sewer infrastructure will be constructed privately and will become part of the existing privately held utility serving Fearington Village. Utilities will be the same as those within Fearington Village (e.g. Duke Energy, PSNC, and Spectrum).

FINDING #4

The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section. In support of the Comp Plan, include the following references at a minimum:

CHATHAM COUNTY COMPREHENSIVE PLAN ADHERENCE AND IMPLEMENTATION

CHAPTER 2 – THE BIG PICTURE, ISSUES AND OPPORTUNITIES

ECONOMICS AND GROWTH

Employment and Income (Chapter 2, page 15):

- The Developer anticipates that most residents in Granville will match the overall Ferrington demographic of high levels of education and affluence and being either employed or retired, or otherwise not seeking employment assistance.

Retail Sales (Chapter 2, page 16):

- An increased higher-income population along the Highway 15-501 corridor will continue to expand the demand for local retail, restaurants, and other service businesses, thereby helping to reduce retail sales leakage to other nearby counties.

LAND USE

Rural Character (Chapter 2, page 18):

- Granville residents will enter and exit through Ferrington’s entrances which pass pastures and farm structures, part of the community’s unique look and feel. Also, as an extension of Ferrington Village, Granville will have preserved wooded buffers and protected open spaces. These undisturbed areas will offer protection of the “clean water, forest, and wildlife” noted in the Comprehensive Plan. Further, individual homes will be set within the existing undisturbed woodlands, which will provide “privacy, peace and quiet for the residents,” similar to the forested neighborhoods of adjacent Ferrington Village.

Land Use Trends (Chapter 2, page 20)

- Granville is situated along the Highway 15-501 corridor, which is identified as highly desirable for residential development within the Plan Chatham Land Use Suitability Analysis. Concentrating development in the northeast portion of the county may help relieve pressure from increasing land values in other more rural parts of the county.

Geographic Diversity (Chapter 2, page 21):

- Granville’s population will mirror the residential nature of Ferrington Village and the northeast portion of the County in general.

Land Use Suitability (Chapter 2, page 21):

- The Comprehensive Plan identifies Land Use Suitability for this parcel as “High

Residential Suitability,” “High to Medium-High Commercial Suitability,” and “Medium to Medium-High Conservation Suitability.” The proposed development is a combination of single-family residential and open undisturbed spaces providing conservation of existing woodlands and stream corridors.

Land Use Preference (Chapter 2, Page 22)

- Chapter 3 of the Comprehensive Plan includes Land Use Preferences derived from a public input process. These preferences were incorporated into the “Future Land Use and Conservation Plan”. Preferences applicable to the Granville neighborhood are summarized within the Section 3 summary below.

US 15-501 (Chapter 2, Page 22):

- The Comprehensive Plan development included a detailed study of the Highway 15-501 corridor, including the more urbanized northeast corner of the County. Ferrington Village is noted within the Plan as providing frontage along Highway 15-501 that preserves pasture and common open space. The Granville neighborhood replicates the existing community fabric of Ferrington Village (which continues preservation of the pasture and common open space fronting Highway 15-501 and interior pastures and woodlands).

HOUSING AND DEMOGRAPHIC TRENDS

Preferences (Chapter 2, page 24):

- It is expected Granville’s population will closely match that of the adjacent Ferrington Village development. The single-family development model proposed for Granville has specifically proven popular within Ferrington Village since the 1970s, providing low maintenance open yard areas set within preserved woodlands.

Housing Mix (Chapter 2, page 25):

- The project concentrates home construction along the two ridgelines of the site with roadways closely following existing grade to reduce land disturbance and conserve woodlands.

INFRASTRUCTURE

Transit (Chapter 2, page 31):

- Granville will have access from Highway 15-501 exclusively through the existing Ferrington Village Community.

Utility Needs (Chapter 2, page 31):

- All needed utilities exist within adjacent Ferrington Village, including water, sewer, and internet. Easements have been created within Ferrington Village to extend these utilities. Additional easements will be created within Granville for ease of utility extensions and County emergency services access to neighboring properties.

AGRICULTURE

Assets (Chapter 2, page 27):

- Concentrating residential development in the northeast portion of the county may relieve pressure from increasing land values in the rural parts of the county.

ENVIRONMENT

Water quality (Chapter 2, page 32):

- Water quality protection must be provided to protect Granville's neighborhood streams, which lead to Jordan Lake and the Cape Fear River. Buffer preservation and stormwater management will be developed to meet County and State standards to offer protection of these resources.

Unique Assets (Chapter 2, page 33):

- No areas within Granville were identified as Natural Heritage Natural Areas; however, woodland buffers and preserved forested open spaces will maintain connecting habitat for native plant and animal communities, as well as protecting the stream corridors (see GED Submittal - Attachment 03 / Environmental Impact Analysis – Attachment 04).

Open Space (Chapter 2, page 35):

- The Comprehensive Plan notes open space as part of Chatham County's identity, with farms and forests lining rural roads. Granville's location as an internal landlocked parcel does not impact views along the rural roads of the County.
- Walking path connections will be provided within portions of open space to connect with the larger Fearington Village path network, thereby encouraging residents and the community to participate in outside activities and create social connectivity. The Granville neighborhood as proposed in this Special Use application provides 15.5% more open space than what would be required under the base R1 zoning.

CHAPTER 3 – PLAN CHATHAM

The Chatham County Comprehensive Plan envisions a future where a network of agricultural fields, pasture, timberlands, rural homesteads, and natural areas still dominate the County. The Granville plan seeks to maintain forested corridors along the streams, within forested perimeter buffers, and through forested areas extending into home sites, knitting into the existing Fearington Village community.

GOALS AND OBJECTIVES

Goals

- 1) Preserve the rural character and lifestyle of Chatham County:
 - Granville serves as a modest expansion of Fearington Village and is not visible to the surrounding general public. Granville supports the existing Village land use

pattern by offering exclusively single family homesites. A total of 36.88% of the parcel will be dedicated as fully-forested open space areas, with the exception of required stormwater facilities. Homes will be generally constructed close to the streets in Granville, thereby maintaining tree cover in the back yards of each residential lot, while adding street trees to the front yards where no existing trees exist.

- Natural Resources will be protected by preserving tree coverage, both on residential lots (where lots are generally cleared only as needed for the home and egress, safety, and sanitation), within stream buffers and also through supplemental open spaces.
- A wooded perimeter buffer will be provided between all perimeter lots and surrounding properties.

2) Preserve and protect agriculture and forestry:

- Being located in the northeast portion of the County and along the Highway 15-501 corridor, Granville supports the County's residential needs and avoids larger scale farming operations evident in other areas of the County.

3) Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use center.

- Granville will be less than one mile from shops and restaurants of Fearington's Village Center, and less than half a mile from the health amenities at Galloway Ridge. Walking paths and roads will connect to both destinations.
- Granville is within the Highway 15-501 corridor, which is noted within the Comprehensive Plan as a desirable location for future residential development.

4) Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity, and reduce out-commuting.

- The residents within Granville may contribute to small business creation, both within Fearington Village and also in the larger area of the County.

5) Conserve natural resources:

- By concentrating development near the ridgelines of the site, a significant portion of the site will remain forested. A total of 36.88% of the Granville will be dedicated as open space areas, which will be fully forested with the exception of required stormwater facilities.
- The stormwater facilities will capture site runoff to help protect adjacent streams and wetlands and, by extension, Jordan Lake and the Cape Fear River.
- Three streetlights will be provided. Each will be full cut-off, as provided by Duke Energy, and their locations will be limited to the street intersection and at the end of each cul-de-sac.

6) Provide recreational opportunities and access to open space:

- Walking path connections will be provided within the open space to connect with the larger Fearington Village network.

- 7) Provide infrastructure to support desired development and support economic and environmental objectives:
 - The community will be fully served by existing public water service through the Village. Wastewater service will be provided by the existing privately held utility serving Fearington Village. Internet service would also be extended from the adjacent Village.

- 8) Become more resilient by mitigating, responding, and adapting to emerging threats:
 - Homes within Granville will be built to the latest NC building codes and will have the option for solar to be incorporated into roof designs to reduce carbon emissions and to make individual homes more resilient during power outages.

- 9) Provide equitable access to high quality education, housing, and community options for all:
 - The Granville community will provide lots of various sizes and price points.

- 10) Foster a healthy community:
 - As discussed above, Granville residents will have access to open space and walking paths for exercise.
 - Walking paths will connect Granville to Fearington's Village Center, which hosts the Fearington Farmers Market selling produce and other goods from dozens of local farmers and entrepreneurs.
 - Additionally, Granville residents will be very close to Galloway Ridge which offers various healthcare amenities such as the Duke Center for Living, and an onsite UNC Health Clinic.
 - Granville residents may join any one of dozens of resident clubs and organizations that foster friendships and connections that are essential for mental health.
 - Granville residents will have access to Fearington Cares, a unique not-for-profit designed to help residents lead healthier lives, through education, nursing services, support groups, movement classes and more.

LAND USE DESCRIPTIONS: FUTURE LAND USE AND CONSERVATION PLAN:

The referenced map (Section 3, Page 45) notes the Granville neighborhood parcel is located along the boundary of recommended "Compact Residential" and "Conservation Land Use" land patterns.

Major Recommendations: These recommendations within the *Future Land Use and Conservation Plan* are addressed within the Granville neighborhood as follows:

- 1) Concentrating future growth in compact, walkable developments, located in municipalities as well as existing and planned growth areas:
 - Granville is an extension of Fearington Village's neighborhoods, and will include walkable connections to existing and future planned walking trails, providing access to the Fearington Village Center and Galloway Ridge. By concentrating development within an existing community along the Highway 15-501 corridor, Granville may help reduce the effects of sprawl on agricultural and other rural uses.

- 2) Increase employment opportunities within the County
 - Granville will grow an affluent population along the Highway 15-501 corridor, which will continue to expand the demand for local retail, restaurants and other service businesses, thereby increasing employment opportunities within the County. Fearington residents love supporting their local, independent businesses as well.

- 3) Support context-sensitive design that preserves rural and small town character:
 - The Granville neighborhood is an extension of Fearington Village, known for its pastures, farm animals, and readapted farm structures in the Village Center.
 - Granville land is well buffered from adjacent properties and major roadway views.
 - As it has been doing since the 1970s, the Developer intends to build Granville in a way that will extend, rather than diminish, the unique character of Fearington Village.

- 4) Brings open space in its many forms to the forefront of development:
 - A total of 36.88% of the parcel will be dedicated as open space areas, fully forested with the exception of required stormwater facilities. The Granville neighborhood provided 15.5% more open space than what would be required under the base R1 zoning. Under the base R1 zoning, only 11.3 acres (21.83% of the site) would be preserved, and this would be limited to stream buffers and stormwater ponds. In contrast, the current proposal will preserve a total of 19.09 acres (36.88% of the site) and will include a half-acre of usable wooded open space with gazebo as a central gathering area for neighborhood residents. This open space will be managed by the HOA.
 - Homes will be generally constructed closer to the road, thereby maintaining larger areas of tree preservation on the rear of each residential lot.
 - Additional forested areas are located within wooded perimeter buffers.

- 5) Preserves concentrations and connections of green infrastructure:
 - The Granville community provides forested connections to knit with the County's green infrastructure through preserved woodland open space corridors, woodland buffers, and stream corridors.

- 6) Preserve agriculture as a key component of the local economy:
 - By increasing residential development within the northeast portion of the County and the Highway 15-501 corridor, Granville may reduce the effect of development and increased tax values on larger-scale farming operations in other areas of the County.

- 7) Provide flexibility for rural businesses:
 - High-speed internet within the Granville community will provide additional opportunities for remote working.
 - Granville will provide more customers for the farmers and vendors at the Fearington Farmers Market.

CHAPTER 4 – PLAN ELEMENTS

Economic Development:

The Granville neighborhood will aid the County in its goal of increasing economic development in the following ways:

- It is anticipated that the new residents within Granville will contribute to entrepreneurial activity within Fearington Village and small business creation along the Highway 15-501 corridor and in Chatham County in general. (ED Recommendation 01, Strategy 1.1 - Page 54).
- High-speed internet within the Granville community will provide additional opportunities for remote working. Such access will increase opportunities for Granville residents to impart teaching, mentoring, and workforce training (ED Recommendation 04 – Page 59).
- The additional residents within Granville will add to increased demand for existing restaurants and service-based businesses. Further, their small at-home occupations will require outside business support services such as tax, IT, and finance professionals. (ED policy 4 – Page 56). Granville's increased population and high disposable incomes will provide an incentive for additional business creation within the surrounding area (ED strategy 6.4 – Page 58).

Land Use:

- Plan Chatham notes the primary land use goal of preserving rural character and lifestyle. The *Land Uses* noted within the *Future Land Use and Conservation Plan Map* (Chapter 3, Figure 12 - Page 45) depict the Granville neighborhood parcel as being generally located along the boundary of recommended Compact Residential and recommended Conservation Land Use land patterns. The proposed Granville zoning (Planned Residential Development - Special Use Permit) blends aspects of conventional subdivisions noted as "most appropriate" for a Compact Residential land use with that of conservation subdivisions, where additional open space acreage is provided (Land Use Strategy 5.2 – Page 68). Homes in Granville will be spaced a bit closer together by reducing setbacks on the interior lots. Buildable lot areas will average 27.6% less in size than standard R-1 zoning; thereby allowing 36.88% of the parcel acreage to be dedicated open space, fully forested with the exception of stormwater ponds locations.
- A secondary land use goal of Plan Chatham is promoting a compact growth pattern in developing in and near existing towns, communities, and in designated, well-planned walkable mixed-use centers. Granville is an extension of the existing Fearington Village, the County's oldest mixed-use, Village Center-focused community (Land Use Policy 3 – Page 63). As the Developer has been doing since the 1970s, Granville will utilize the existing context-sensitive design of other Fearington Village neighborhoods (Land Use Recommendation 02 – Page 66), preserving the existing rural and small town character through the architectural vernacular of the Village Center, and integrating open space and preservation of mature forests (Land Use Strategy 5.1 – Page 66). The neighborhood focus remains Fearington's Village Center, which supports both residents and visitors with shops, restaurants, and event spaces, and the walking trails and amenities found within the larger community.

The other secondary land use goal of Plan Chatham is to diversify the tax base and generate more quality, in-County jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting. It is anticipated that the residents within Granville will contribute to small business creation. (Land Use Strategy 7.1 – Page 68). High-speed internet within the Granville community will provide additional opportunities for remote working.

Natural Resources:

- Plan Chatham’s primary goal for natural resources is their conservation.
- As required for the subdivision submittal process that parallels this Special Use Permit application, the Granville parcel was initially reviewed through the County’s GIS information to determine *Environmental Features of Concern*. A *General Environmental Documentation* (GED) application was provided and approved by the County Watershed Projection Division (see GED Submittal - Attachment 03). The GED included a detailed survey of water bodies and wetlands by S&EC, which identified County required buffers.

Since the Granville subdivision is less than 50 lots, the County Subdivision Ordinance did not require a full Environmental Impact Analysis (EIA); however, since the potential site disturbance for roads, utilities, and stormwater protection measures is anticipated to exceed a 10 acres code threshold, an EIA was required per the County Zoning Ordinance. The attached EIA provides an evaluation of the potential environmental impacts associated with the proposed Granville project. This assessment was completed based on review of public documents and documents developed for The Granville. The EIA included a review of the potential direct, secondary, and cumulative impacts of the Project throughout the study area. This included information regarding the existing resources, anticipated impacts, avoidance/minimization efforts, and mitigative measures for each of the resource topics listed in section 6.2.B of the Chatham County Subdivision Ordinance.

The Environmental Impact Analysis summarizes how the Planned Residential Development will “provide the County with sustainable growth while preserving the natural and aesthetic beauty of the region. Existing land use will be modified from silvicultural/agricultural land to a residential subdivision”. “Large areas of the tract (approximately 36.9%) will be conserved for open space in the form of recreational areas, riparian buffers, BMP’s, and wetlands.” (see Environmental Impact Analysis for full assessment – Attachment 04).

- To help ensure buffer protection and maintain and improve water quality, all stream and wetlands buffers will be protected within the dedicated open spaces of Granville (NR Strategy 1.1 – Page 104).
- Additionally, roadway alignments are positioned to avoid crossings and disturbance of buffer areas.
- To minimize mass grading, roadways will follow the existing ridgelines of the site. Stormwater control devices will serve to protect stream-corridors. (NR Strategy 1.2 – Page 104).

- Additional undisturbed open space is preserved within stream-corridors and drainage-ways above defined streams thereby providing wildlife hubs and corridors, and preserving mature forest. (NR Strategy 2.1 – Page 108)
- Homes will most likely be sited closer to the roadway thereby minimizing site disturbance required for home construction and maintaining additional forest cover upland from stream buffers (NR Strategy 2.2 – Page 108).

FINDING #5

Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

A. Water Source and Requirements: How much water will the use require? What is the source of the water (county water or private well)? If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.

Water usage in Granville will be similar to existing water usage in Fearington Village. Water usage is estimated at approximately 400 gallons per day per dwelling unit. For 43 lots, the estimated usage will be 17,200 gallons per day. Water supply will be provided by Chatham County following County and North Carolina Public Water Supply review of construction plans, construction of water mains and services, County inspection, testing, and acceptance. The water mains will become part of the Chatham County – North water system (see Civil Plans within submittal plans).

B. Wastewater Management: What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), or private septic. If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.

Granville will be served by a gravity sewer collection system as part of the existing privately held utility serving Fearington Village. The lots will be permitted as a Fearington unit at 250 gallons per day per dwelling unit as allowed by the North Carolina Division of Water Resources. For 43 lots, the total permitted wastewater flow would be 10,750 gallons per day. The flow in the existing private utility collection system is tracked and updated as new connections are made. The existing private sewer utility has reviewed the proposed project and finds that the collection system has sufficient capacity to serve the proposed 43 lots.

The wastewater from Granville will be treated at the Fearington Wastewater Treatment Plant. The plant is currently undergoing upgrades for long-term operational durability and improved treatment. The existing private sewer utility is permitted to discharge up to 270,000 gallons per day from the treatment plant. The current flow is well below the permit limit for the treatment plant. The plant has sufficient capacity to serve Granville. All construction plans and permit applications for sewer extensions to serve Granville will be reviewed by the North Carolina Division of Water Resources.

C. Water/Sewer Impact Statement: All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.

Water Impact: Projected water usage supplied by Chatham County -North Water System is 17,200 gallons per day at Granville buildout (43 lots).

Sewer Impact: Projected wastewater generation collected and treated by the existing private sewer utility is 10,750 gallons per day at Granville buildout (43 lots).

D. Access Roads: Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? If the site is located on a road designated as a "major collector", is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property.

The project is easily accessible to Highway 15-501 through Village Way and at Weathersfield, the Galloway entry drive area (see Traffic Impact Analysis - Attachment 04, Exhibit 30).

E. Stormwater Runoff: Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

Stormwater management for Granville will be in compliance with the Chatham County Watershed Protection Ordinance. Stormwater from developed areas of the site will be collected to the extent possible by the street drainage system and / or channels and pipes in private easements. The stormwater collection system will discharge into several stormwater control measures (SCM). Wet ponds will be the primary treatment device or SCM for Granville. Due to site topography, several SCMs are proposed.

The street drainage system will be designed according to North Carolina Department of Transportation requirements for channels and culverts. A ditch section is proposed for Granville streets with cross drainage by culverts. The channels and pipes outside of the street will be designed according to Chatham County Watershed Protection Ordinance and Chatham County Erosion Control regulations.

The wet ponds will be designed according to the North Carolina Department of Environmental Quality Stormwater Design Manual. The wet ponds will be designed to meet the County requirement of treating the 1-year, 1-hour storm. The ponds will have drawdown devices that slowly drain the stored runoff following storms.

The wet ponds will also function as stormwater detention for Granville. The wet ponds will store runoff to control the peak discharge from the overall site for the 1-,2-,5-,10-, and 25-year storm such that the overall site post development peak is less than or equal to the predevelopment runoff peak.

Stream buffers and lot areas not proposed for development will not be collected or treated. Discharge from the SCMs will be controlled and will discharge outside of any stream buffers. All stormwater from Granville exits the site at the western border in a tributary to Bush Creek. (see Civil Plans within submittal documents)

F. Open Space / Recreation:

The residents of Granville's 43 homes will enjoy homes surrounded by 19.09 acres of open space (36.88% of the total neighborhood). This provides 21.88% more open space than the minimum required for a Planned Residential Development, and 15.05% more open space than required for the standard R-1 zoning. The open spaces are available for enjoyment by residents. In addition, a central wooded park and gazebo provide a space for neighborhood social gatherings, with a walking trail connecting with the larger Farrington Village walking trail network leading to the Village Center and other amenities.