

EXHIBIT C

JUSTIFICATION FOR PROPOSED GENERAL USE ZONING DISTRICT CHANGE

The Applicant seeks approval of a General Use Zoning District Change for the 537 Hatley Road property, Chatham County Parcel #17357.

The current zoning designation for the property is CU-RA-90. The applicant wishes to rezone to Residential District 5 (R-5). The property is approximately 130 acres. The applicant wishes to subdivide the property into average 5 acre tracts with a minimum size of 3 acres per lot. We understand this is a down zoning and will allow less density and development on the tract. As such, we have provided brief explanations and not detailed studies for the items listed as Application Submittal Requirements in the Rezoning Application.

REZONING APPLICATION SUMMARY ATTACHMENT:

1. Any alleged error in the ordinance, if any, which would be remedied by the proposed amendment.
Not applicable. Applicant does not allege any errors.
2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary.
 - a. Need & Desirability.
The applicant wishes to construct home sites on average 5 acre lots (3 acre minimum).
 - b. Survey of Similar Uses
Neighboring properties to the north, east, and south are zoned R-5. Neighboring properties to the west of the property is Zoned Residential District 1 (R-1).
 - c. Public Provided Improvements
The applicant wishes to extend public water to the site. The applicant wishes to utilize individual private septic systems on each of the new lots.
 - d. Tax considerations.
The applicant wishes to construct roughly 25 new Single-Family Residences.
 - e. Employment
This project is residential in nature. There will be temporary jobs during installation of the subdivision infrastructure and homes. This project will provide additional housing options in the area.
3. Adopted Land Use Plan Conformance
The Future Land Use Plan calls out this property as Rural. Rezoning this property to R-5 will decrease the density of development and will keep the character of the property and surrounding area Rural in nature.
4. Circumstances in support of Proposed Amendment
 - a. Traffic
Decreased density at this property will lead to a decrease in traffic on neighboring roads.
 - b. Visual Impact & Screening

Decreased density and larger lots will allow for more rural character from the adjoining properties and public ways.

- c. Lighting
No increase from previous zoning.
- d. Noise
No increase from previous zoning.
- e. Chemicals, Biological and Radioactive Agents.
Not applicable to residential projects.
- f. Signs.
The applicant wishes to provide entry monumentation on private property near the main entrance and a small entry monument on any required neighborhood stub connections.

5. Information offered in support of Proposed Amendment

- a. Water Source and Requirements
The applicant wishes to extend public water to the site.
- b. Wastewater Management
The applicant wishes to utilize individual private septic systems on each of the new lots.
- c. Water/Sewer Impact Statement
The applicant wishes to develop 25 Single-Family residences. Based on 15A NCAC 02T .0114 Wastewater design flow rates and assuming 4-bedroom units, this project demand would require 12,000 gallons of domestic water per day. No sanitary sewer treatment would be required with this project.
- d. Access Roads
The applicant intends to have one primary entrance from Hatley Road and connect to the existing road stub at Boxwood Drive.