

**APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
CONDITIONAL USE PERMITS**

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919-542-8204
Fax: 919-542-0527
Email: lynn.Richardson@ncmail.net

(1) Applicant Information:

Name: Mitch Barron, Newland Communities
Address: 31 Hillsboro Street
Pittsboro, NC 27312
Phone No. (h): 423-5189
(w): 545-9200
email: mbarron@newlandcommunities.com

(2) Landowner Information (as shown on deed)

Name: See attached list
Address: _____
Phone No (h): _____
(w): _____
email: _____

(3) Property Identification:

911 Address: Multiple Parcels
See attached list

P.I.N # List attached
Parcel # List attached

S.R. Name: Andrews Store, Manns Chapel
S.R. Number: 1526, 1528, 1532

Deed Book: Attached Page: _____
Plat Book: Attached Page: _____

Township: Baldwin, Williams

Zoning District: RA-40

Acreage: 1589.36

Watershed District: WS-IV PA Lake Jordan

Flood Map # 3702990050B & date: 7/16/91
3702990055B

Zone: A

(4) Requested Zoning District, Conditional Use District and/or Conditional Use Permit:
Compact Community - Conditional Use District (CC-CUD)

(5) Directions to property: West side of Hwy. 15-501, generally bounded by Hwy. 15-501, Manns Chapel Road and Andrews Store Road. Duke Power line easement runs east-west through the site from Hwy. 15-501 to Manns Chapel Road.

(6) Attach Submission Materials Checklist information. (see attached)

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements are true to the best of my knowledge.

Name: Mitch Barron, Newland Communities
(Signature Above)

Date

The owner must sign the following if person other than the owner is making the application.



I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Owner's Signature _____ (Signature Above)

_____ Date

Property Owners as of 3-16-04

<u>PIN</u>	<u>Owner</u>
9765656634	Bruce B. Cameron
9765782646	I.C. Dollar and NNP-Briar Chapel, LLC
9766729067	Cameron Properties, LP & Five Star Group, LLC
9775244285	Bruce B. Cameron
9775344674	Bruce B. Cameron
9775235697	Bruce B. Cameron
9775336717	Bruce B. Cameron
9775299189	NNP-Briar Chapel, LLC
9765626572	NNP-Briar Chapel, LLC
9765608560	NNP-Briar Chapel, LLC
9765271903	Sarah Campbell, Betsy McLeod, & E. Norwood, Jr.
9775433309	Susan Fields
9775313162 (portion of)	NNP-Briar Chapel, LLC
97753211981 (portion of)	NNP-Briar Chapel, LLC
97753234427	NNP-Briar Chapel, LLC

Owner Authorization Form

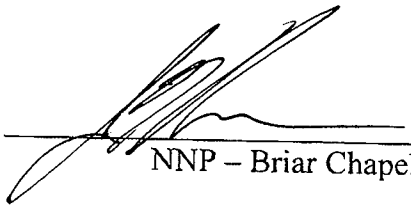
PIN#: 97741299189

Parcel ID#: 18910

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.


Owner Signature

Signature Date

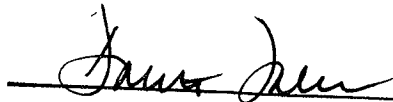


NNP – Briar Chapel, LLC

James H. McLennan
Vice President and
Chief Financial Officer



Date



DOLORES A. VALLE
ASSISTANT SECRETARY

Owner Authorization Form

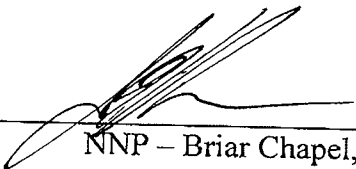
PIN#: 97654626572

Parcel ID#: 2714

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

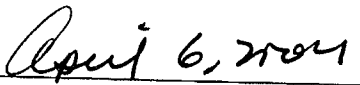
Owner Signature

Signature Date

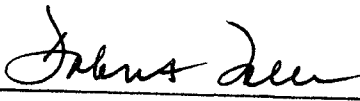


NNP – Briar Chapel, LLC

James H. McLennan
/ice President and
Chief Financial Officer



Date



DOLORES A. VALLE
ASSISTANT SECRETARY

Owner Authorization Form

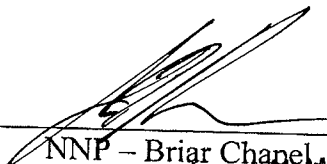
PIN#: 97650608560

Parcel ID#: 2757


I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



NNP – Briar Chapel, LLC
James H. McLennan
Vice President and
Chief Financial Officer



Date



DOLORES A. VALLE
ASSISTANT SECRETARY

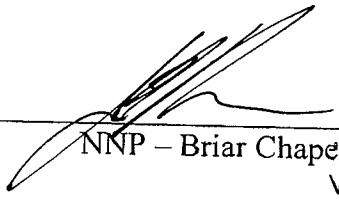
Owner Authorization Form

PIN#: portion of 97753211981
Parcel ID#: 2806

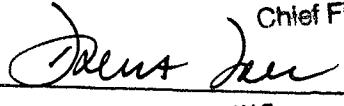
I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



NNP – Briar Chapel, L. J. McLannan
Vice President and
Chief Financial Officer



DOLORES A. VALLE
ASSISTANT SECRETARY



Date


Owner Authorization Form

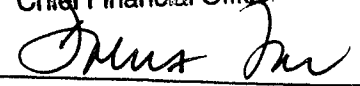
PIN#: portion of 9775313162
Parcel ID#: 2819

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

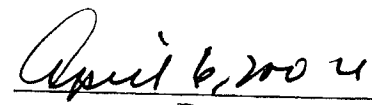
Owner Signature

Signature Date



NNP - Briar Chapel, LLC
James H. McLennan
Vice President and
Chief Financial Officer


DOLORES A. VALLE
ASSISTANT SECRETARY



Date

Owner Authorization Form

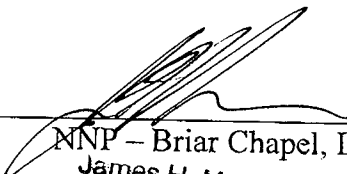
PIN#: 97753234427

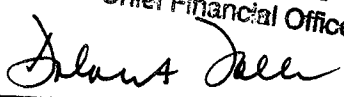
Parcel ID#: 79184

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



NNP - Briar Chapel, LLC
James H. McLennan
Vice President and
Chief Financial Officer




Date

DOLores A. VALLE
ARCHITECT/ENGINEER

Owner Authorization Form

PIN#: 97652782646

Parcel ID#: 2246

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date

Isabel W. Dollar
L. now L. Dollar
I.C. Dollar

4-6-04
4-6-04
Date

NNP-Briar Chapel, LLC

Date

Owner Authorization Form


PIN#: 97652782646


Parcel ID#: 2246

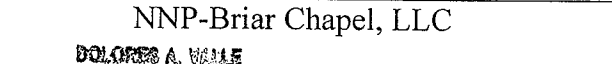
I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



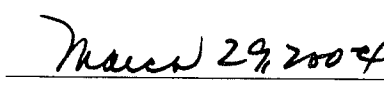
I.C. Dollar


DEXTER G. THOMAS
SR. VICE PRESIDENT


NNP-Briar Chapel, LLC

DOLORES A. VALLE
ASSISTANT SECRETARY

Date



Date

Owner Authorization Form

PIN#: 97750433309

Parcel ID#: 66441

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application. AUTHORIZATION WILL EXPIRE MAY 31, 2005.

Owner Signature

Signature Date

S. Fields
Susan Loretta Fields

4/08/04
Date

Owner Authorization Form

PIN#: 97651271903

Parcel ID#: 1184

CHATHAM COUNTY, NC

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date

Sarah Campbell

Sarah Norwood Campbell

Sarah Campbell

April 3, 2004

Date

Betsy McLeod

Date

E. Norwood, Jr.

Date

Owner Authorization Form

PIN#: 97651271903

Parcel ID#: 1184

CHATHAM COUNTY, NC

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date

Sarah Campbell

Date

Betsy McLeod
Betsy McLeod

4/02/04
Date

E. Norwood, Jr.

Date

Owner Authorization Form

PIN#: 97651271903

Parcel ID#: 1184

CHATHAM COUNTY, NC

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date

Sarah Campbell

Date

Betsy McLeod

Date

E. Norwood Jr.

E. Norwood, Jr.

3 April 04

Date

Owner Authorization Form

PIN#: 97660729067

Parcel ID#: 2617

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date


Cameron Properties, LP

30 March 2004
Date


Five Star Group, LLC

3-30-04
Date

Owner Authorization Form

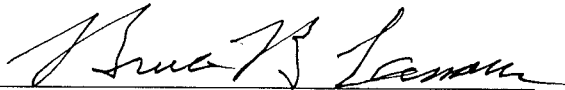
PIN#: 97753235697

Parcel ID#: 77505


I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



Bruce B. Cameron



Date

Owner Authorization Form


PIN#: 97753336717


Parcel ID#: 2762

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date


Bruce B. Cameron


Date

Owner Authorization Form


PIN#: 97753244285

Parcel ID#: 72944

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



Bruce B. Cameron



Date

Owner Authorization Form

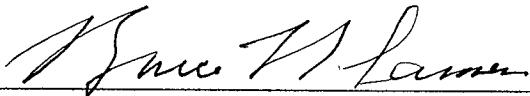
PIN#: 97652656634

Parcel ID#: 2611

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date



Bruce B. Cameron



Date

Owner Authorization Form


PIN#: 9775344674

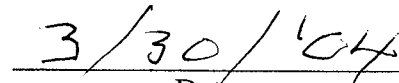
Parcel ID#: 1180

I hereby certify that Newland Communities is an authorized agent for the property identified above and is permitted by me to file this rezoning/conditional use application.

Owner Signature

Signature Date


Bruce B. Cameron


Date

BRIAR CHAPEL – Commercial Tract (Crisp)

April 23, 2004

ADJOINING PROPERTY OWNERS

1)

Heirs of A.E. Cole
C/o Doris Leslie
1118 Walnut Street
Greenup, KY 41144
PIN #: 9775-52-8664
Parcel ID#: 18872

2)

Jean Williams
PO Box 429
Carrboro, NC 27510
PIN#: 9775-52-1331
Parcel ID#: 60653

3)

County of Chatham
PO Box 87
Pittsboro, NC 27312
PIN #: 9775-41-5782
Parcel ID#: 62221

4)

CP&L
No address listed
PIN #: 9775-42-3267
Parcel ID#: 62238

5)

Paul and Anna Norton
220 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-31-8902
Parcel ID#: 71788

6)

Glen Thesing & Kirstin Brust
355 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-6149
Parcel ID#: 69131

7)

Sherry & Bohdan Hrynewych
375 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-3032
Parcel ID#: 69470

8)
Mark J. & Mary J. Miller
377 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-2031
Parcel ID#: 69469

9)
Brenda A. Moore
384 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-0056
Parcel ID#: 69468

10)
Paul & Marcia Webb
374 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-03000
Parcel ID#: 69467

11)
Fannie Clark Fearrington
C/o Clara Daniels
110 Beechwood Drive
Carrboro, NC 27510-2457
PIN #: 9775-21-7974
Parcel ID#: 2810

12)
Sam Clark
317 Taylor Road
Pittsboro, NC 27312
PIN #: 9775-21-2976
Parcel ID#: 2806

13)
William & Brenda Griffin
40 Taylor Road
Pittsboro, NC 27312
PIN #: 9775-21-5336
Parcel ID#: 2777

14)
L Short LLC
PO Box 150
Chapel Hill, NC 27514
PIN #: 9775-30-1766
Parcel ID#: 2767

15)
Same Owner as #14
PIN #: 9775-20-8393
Parcel ID#: 2766

16)
M & R Investments, LLC
8705 US 15-501 North
Pittsboro, NC 27312
PIN #: 9774-29-5838
Parcel ID#: 2764

17)
Joanne C. Jones
5125 Long Neck Court
Raleigh, NC 27604
PIN #: 9774-29-2565
Parcel ID#: 2837

18)
Roy A. Blackwood
Gail S. Blackwood
8611 US 15-501 North
Pittsboro, NC 27312
PIN #: 9774-29-2303
Parcel ID#: 70045

19)
Larry H. Russell
8559 US 15-501
Pittsboro, NC 27312
PIN #: 9774-29-1133
Parcel ID#: 2838

20)
Larry H. Russell
Karen T. Russell
Same address as #19
PIN #: 9774-19-9099

21)
Robert & Maria Maag
102 Turtle Pond Farm Road
Pittsboro, NC 27312
PIN #: 9774-18-9868
Parcel ID#: 69188

22)
Kenneth Steenson
Mary M. Collins
103 Turtle Pond Farm Road
Pittsboro, NC 27312
PIN #: 9774-18-4823
Parcel ID#: 69139

23)
Paul Raymond Magnon
Pattie Marie Magnon
30 Prestonwood Drive
Pittsboro, NC 27312
PIN #: 9774-28-0641
Parcel ID#: 69299

24)
Steve Almond & Janice Almond
8414 US 15-501
Pittsboro, NC 27312
PIN #: 9774-28-3256
Parcel ID#: 19334

25)
Ricky Spoon & Melissa Kay Spoon
2475 Redbud Lane
Pittsboro, NC 27312
PIN #: 9774-27-3928
Parcel ID#: 62139

26)
Herbert E. Church
Dorothea B. Church
27 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-27-4994
Parcel ID#: 19177

27)
Recombined with 19177

28)
Robert H. & Jean O. Lawton Trust
C/o Lawton Living Trust
25 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-28-6049
Parcel ID#: 19173

29)
Doreen Alice Green
24 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-28-7132
Parcel ID#: 60675

30)
Lynn C. Volovsek
Scott R. Ferguson
23 Fearrington Post
Chapel Hill, NC 27514
PIN #: 62160
Parcel ID#: 62160

31)
Mary W. Bastin
22 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-28-9211
Parcel ID#: 19110

32)
Robert Grant
Sharon Hogan
206 Faison Road
Chapel Hill, NC 27517
PIN #: 9774-28-9278
Parcel ID#: 62182

33)
Suzanne Swift Navin
20 Fearrington Post
Pittsboro, NC 27312-8600
PIN #: 9774-38-0343
Parcel ID#: 19105

34)
Peter Neenan
Linda Fisher
19 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-1338
Parcel ID#: 19044

35)
Margaret M. Dean
18 Benchmark Road
Pittsboro, NC 27312
PIN #: 9774-38-2413
Parcel ID#: 19325

36)
Patricia B. Boswell
17 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-2496
Parcel ID#: 18999

37)
Wesley & Loyse Hurley
16 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-4404
Parcel ID#: 19323

38)
Rosalie Venturella
15 Matchwood Road
Pittsboro, NC 27312
PIN #: 9774-38-4524
Parcel ID#: 19003

39)
Talmadge & Ruth Moose
14 Matchwood Road
Pittsboro, NC 27312
PIN #: 9774-38-4691
Parcel ID#: 19066

40)
John Earle Heuer
13 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-5677
Parcel ID#: 19321

41)
Rita K. Spina
12 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-6773
Parcel ID#: 19078

42)
Suzanne B. Jackson
11 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-7789
Parcel ID#: 19320

43)
Patricia E. Sawin
10 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-38-8886
Parcel ID#: 19319

- 44)
Fearington HOA
26 Fearington Post
Pittsboro, NC 27312
PIN #: 9774-48-1837
Parcel ID#: 73722
- 45)
Mary E. Granger, Trustee
75 Fearington Post
Pittsboro, NC 27312
PIN #: 9774-48-0949
Parcel ID#: 19293
- 46)
Mark Koyanagi
76 Trundle Ridge
Pittsboro, NC 27312
PIN #: 9774-49-0134
Parcel ID#: 18964
- 47)
Stephen & Joy Metelits
77 Fearington Post
Pittsboro, NC 27312
PIN #: 9774-49-1300
Parcel ID#: 19289
- 48)
Patricia A. Dunlop
78 Fearington Post
Pittsboro, NC 27312-8547
PIN #: 9774-49-2327
Parcel ID#: 19292
- 49)
Jack & Ana Traywick
81 Fearington Post
Pittsboro, NC 27312
PIN #: 9774-49-2581
Parcel ID#: 19300
- 50)
Jack C. Morgan
Laura F. Morgan
82 Fearington Post
Pittsboro, NC 27312
PIN #: 9774-49-3634
Parcel ID#: 19298

51)
A.L. Malakoff
4800 Fillmore Avenue
Goodwin House, Apt. 955
Alexandria, VA 22311
PIN #: 9774-49-4841
Parcel ID#: 19301

52)
Marva P. & Lawrence Edward Price
85 Fearrington Post
Pittsboro, NC 27312
PIN #: 9774-49-4995
Parcel ID#: 18974

53)
Wayne Throop
Felicia Throop
6804 Deep Valley Road
San Diego, CA 92120
PIN #: 9775-40-6101
Parcel ID#: 19296

54)
Betty E. Robertson, et al
112 Jack Bennett Road
Chapel Hill, NC 27514
PIN #: 9775-60-7845
Parcel ID#: 18859

BRIAR CHAPEL

April 19, 2004

ADJOINING PROPERTY OWNERS

1)

Susan Loretta Fields
9671 US 15-501
Chapel Hill, NC 27514
PIN #: 9775-43-3309
Parcel ID#: 66441

2)

Self Help Ventures Fund
PO Box 3619
Durham, NC 27707
PIN#: 9775-43-2168
Parcel ID#: 69148

3)

Herndon Woods HOA
c/o Mr. Eric Callis
Chapel Hill, NC 27516
PIN #: 9775-33-9015
Parcel ID#: 60725

4)

Douglas M. Cary and
Maureen A. Windle
101 Margaret Place
Chapel Hill, NC 27516
PIN #: 9775-32-7965
Parcel ID#: 67990

5)

Paul and Anna Norton
220 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-4878
Parcel ID#: 67088

6)

Chad D. & Pamela Kearsley
290 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-2714
Parcel ID#: 69483

7)

Donald and Juliann Marino
312 Hubert Herndon Road
Chapel Hill, NC 27516
PIN #: 9775-32-0681
Parcel ID#: 69167

8)

Mr. Leroy Clark, Jr.
c/o Lorie Clark
Carrboro, NC 27510
PIN #: 9775-22-5649
Parcel ID#: 2811

9)

William Aaron Crutchfield
34 Taylor Road
Pittsboro, NC 27312
PIN #: 9775-23-6335
Parcel ID#: 2822

10)

Same Owner as #9
PIN#: 9775-23-3263
Parcel ID#: 2823

11)

Percy Fearington
27 Taylor Road
Pittsboro, NC 27312
PIN #: 9775-12-6959
Parcel ID#: 79907

12)

Same Owner as #11
PIN #: 9775-02-5806
Parcel ID#: 79908

13)

JMG Family LLC
159 Mountain Lane
Pittsboro, NC 27312
PIN #: 9765-92-4496
Parcel ID#: 2717

14)
Family Wellness & Recovery
Service of NC
PO Box 5220
Chapel Hill, NC 27514
PIN #: 9765-91-6602
Parcel ID#: 2817

15)
C.L. & Thomas Durham
470 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-81-4329
Parcel ID#: 2807

16)
Sandra Tripp
1180 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-61-7562
Parcel ID#: 77798

17)
Willa D. Fearrington
724 Morris Road
Pittsboro, NC 27312
PIN #: 9764-77-5646
Parcel ID #: 2842

18)
Heirs of G.B. Parker
C/o Lois P. Vickers
64 Lois Lane
Pittsboro, NC 27312
PIN #: 9764-68-5990
Parcel ID#: 2882

19)
Reba P. Sullivan
255 Lois Lane
Pittsboro, NC 27312
PIN #: 9764-58-3502
Parcel ID#: 2869

20)
Jesse P. Parker
80 Alley Oops Lane
Pittsboro, NC 27312
PIN #: 9765-50-3406
Parcel ID#: 2871

21)
Donald & Patricia Parker
1635 Herndon Road
Pittsboro, NC 27312
PIN #: 9765-50-8369
Parcel ID#: 2758

22)
Same Owners as #21
PIN #: 9765-50-7170
Parcel ID#: 2883

23)
Carey B. Carpenter
Jennifer K. Carpenter
5405 Massengill Court
Garner, NC 27529
PIN #: 9765-51-3432
Parcel ID#: 66122

24)
Robert G. Windsor, Jr.
1369 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-51-7784
Parcel ID#: 2715

25)
Glendale Keck Carpenter
1400 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-52-6086
Parcel ID#: 71461

26)
Johnny Newton Carpenter
1412 Andrews Store Road
Pittsboro, NC 27312
PIN #: 77512
Parcel ID#: 9765-52-4177

27)
John Robert Sturdivant
1414 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-52-6886
Parcel ID#: 2716

28)
H. Newton Carpenter, Jr.
1476 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-52-1294
Parcel ID#: 64519

29)
Same Owner as #26
PIN #: 9765-42-7833
Parcel ID#: 64520

30)
Kirk B. Allred
185 Old Goldston Road
Pittsboro, NC 27312
PIN #: 9765-42-1971
Parcel ID#: 77503

31)
Denise R. Hirst
1760 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-43-2319
Parcel ID#: 66186

32)
Jack L. Firmage
1780 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-32-5770
Parcel ID#: 2832

33)
Marcus Fredrick Jr.
Martha Jean Brown
1884 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-33-2393
Parcel ID#: 65022

34)
Russell & Joan Nipper
1966 Andrews Store Road
Pittsboro, NC 27312
PIN #: 9765-33-0499
Parcel ID#: 64673

35)
William Dwight Galloway
PO Box 16173
Chapel Hill, NC 27516
PIN #: 9765-22-3759
Parcel ID#: 1831

36)
Leon Mann
1809 Manns Chapel Road
Pittsboro, NC 27312
PIN #: 9765-01-5207
Parcel ID#: 1824

37)
Stephen Lynn Mann
2470 Andrews Store Road
Pittsboro, NC 27312-5824
PIN #: 9755-92-8720
Parcel ID#: 78504

38)
Bryan & Helen Yates
1258 Manns Chapel Road
Pittsboro, NC 27312
PIN #: 9755-73-7372
Parcel ID#: 1669

39)
Jaye E. Mills
288 Blakes Drive
Pittsboro, NC 27312
PIN #: 9755-83-6844
Parcel ID#: 1663

40)
Jimmy L. Goodman
Linda V. Goodman
287 Blake Drive
Pittsboro, NC 27312
PIN #: 9755-84-6130
Parcel ID#: 68359

41)
Leon & Louise Mann
1809 Manns Chapel Road
Pittsboro, NC 27312
PIN #: 9755-85-3554
Parcel ID#: 72951

42)
Larry W. Ryan
Howard K. Ryan
Dwight C. Ryan
2094 Manns Chapel Road
Pittsboro, NC 27312
PIN #: 9755-95-5335
Parcel ID#: 1778

43)
Same Owners as #42
PIN #: 9755-97-1585
Parcel ID#: 1777

44)
Luka Lojk
Kelly Prelipp Lojk
120 Persimmon Hill Trail
Pittsboro, NC 27312
PIN #: 9765-17-1046
Parcel ID#: 1150

45)
Randolph Fritz Rasch
121 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-17-3272
Parcel ID#: 63149

46)
Persimmon Hill HOA
C/o Larry Hicks
128 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-17-4061
Parcel ID#: 67013

47)
Gary G. Schwartz
921 Ashley Glen Drive
Winston-Salem, NC 27104-1361
PIN #: 9765-17-47
Parcel ID#: 63148

48)
Gerald T. and Judith A. Felinczak
123 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-17-2950
Parcel ID#: 63147

49)
Daniel D. Brunty
126 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-18-3221
Parcel ID#: 63145

50)
Bruce & Victoria Raymond
127 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-18-4403
Parcel ID#: 63144

51)
Larry & Susan Hicks
128 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-18-4715
Parcel ID#: 63143

52)
Dennis L. Sternlight
129 Persimmon Hill Road
Pittsboro, NC 27312
PIN #: 9765-19-3132
Parcel ID#: 64139

53)
James E. Dixon
95 Chatham Drive
Chapel Hill, NC 27516
PIN #: 9766-10-8516
Parcel ID#: 62205

54)
Same Owner as #53
PIN #: 9766-20-6324
Parcel ID#: 80775

55)
Twin Lakes Golf Course, Inc.
648 Willow Way
Chapel Hill, NC 27514
PIN #: 9765-39-3037
Parcel ID#: 2612

56)
US Steel & Carnegie P.N.F.
15 Gum Avenue
Bolton, NC 28423
PIN #: 9765-47-2252
Parcel ID#: 2177

57)
Wade Rook Meacham, et al
PO Box 97
Ellerbe, NC 28338
PIN #: 9765-58-3620
Parcel ID#: 2243

58)
Marvin Meacham
Geraldine Meacham
2915 Meacham Road
Chapel Hill, NC 27516
PIN #: 9765-58-9492
Parcel ID#: 2190

59)
Richard B. Wilson
Margaret D. Wilson
130 Half Dollar Road
Chapel Hill, NC 27516-8671
PIN #: 9765-59-8549
Parcel ID#: 2191

60)
Same Owners as #59
PIN #: 9765-69-5844
Parcel ID#: 62256

61)
Billie W. Medlin
220 Half Dollar Road
Chapel Hill, NC 27516
PIN #: 9766-60-4302
Parcel ID#: 62267

62)
Helen W. Miller
6309 Salemtowne Drive
Winston-Salem, NC 27106-3765
PIN #: 9766-60-6913
Parcel ID#: 62269

63)
Edna S. Webster
3985 Manns Chapel Road
Chapel Hill, NC 27516
PIN #: 9766-61-6728
Parcel ID#: 2533

64)
Harriet T. Horney
3805 Manns Chapel Road
Chapel Hill, NC 27516
PIN #: 9766-72-1043
Parcel ID#: 2623

65)
Robert H. & Shirley C. Lindley
4204 Manns Chapel Road
Chapel Hill, NC 27516
PIN #: 9766-72-3062
Parcel ID#: 2621

66)
Same Owners as #65
PIN #: 9766-72-5010
Parcel ID#: 2624

67)
Same Owners as #65
PIN #: 9766-72-7072
Parcel ID#: 2618

68)
Same Owners as #65
PIN #: 9766-82-0013
Parcel ID#: 2619

69)
Charles W. Hamm
4263 Manns Chapel Road
Chapel Hill, NC 27516
PIN #: 9766-83-0197
Parcel ID#: 2517

70)
James F. Norwood
35 Norwood Road
Chapel Hill, NC 27516-8600
PIN #: 9766-83-3230
Parcel ID#: 2515

71)
Shawn M. Ellerbroek
Angela M. Ellerbroek
52 Norwood Road
Chapel Hill, NC 27516
PIN #: 9766-83-5391
Parcel ID#: 60568

72)
Walter A. Skorski
Roseanne M. Skorski
4421 Manns Chapel Road
Chapel Hill, NC 27516
PIN #: 9766-83-8390
Parcel ID#: 2516

73)
C.C. Lindley, Jr.
4204 Manns Chapel Road
Chapel Hill, NC 27516-8663
PIN #: 9766-82-9529
Parcel ID#: 2528

74)
Gael & Frank Jaeger, Jr.
4530 Manns Chapel Road
Chapel Hill, NC 27516
PIN #: 9766-92-2218
Parcel ID#: 2688

75)
Delphine Delores Goines
245 Patterson Drive
Chapel Hill, NC 27516
PIN #: 9766-81-9564
Parcel ID#: 2527

76)
Ella P. Horton
3131 Channel View Landing
Belmont, NC 28012
PIN #: 9766-80-4882
Parcel ID#: 64529

77)
Nelson D. Goines
540 Patterson Drive
Chapel Hill, NC 27516
PIN #: 9766-80-9125
Parcel ID#: 64534

78)
Nelson D. Goines
Betty King
540 Patterson Drive
Chapel Hill, NC 27516
PIN #: 9765-89-8993
Parcel ID#: 64535

79)
Same Owner as #77
PIN #: 9765-89-8781
Parcel ID#: 64536

80)
Jeffrey & Terri Maynor
840 Polks Landing Road
Chapel Hill, NC 27516
PIN #: 9765-89-7405
Parcel ID#: 62262

81)
Jeffrey Maynor
840 Polks Landing Road
Chapel Hill, NC 27516
PIN #: 9765-89-7200
Parcel ID#: 62259

82)
Hubert Oakley
Marjorie Oakley
256 Oakleys Peak Road
Chapel Hill, NC 27516
PIN #: 0765-98-2309
Parcel ID#: 73218

83)
Walter G. McAdams
William E. McAdams
1020 Trollingwood – Hawfield
Mebane, NC 27302
PIN #: 9765-99-6280
Parcel ID#: 2376

84)
Catherine O'Brien
Wendy Richardson
316 Creeks Edge
Chapel Hill, NC 27514
PIN #: 9775-07-4108
Parcel ID#: 2397

85)
Martha S. Block
C/o Martha S. Carden
PO Box 310
Kinsale, VA 22488
PIN #: 9775-06-5840
Parcel ID#: 2399

86)
David & Aleta Griswold
315 Creeks Edge
Chapel Hill, NC 27514
PIN #: 9775-07-6054
Parcel ID#: 2393

87)
Katherine M. Pasco
Carolyn M. Pasco
311 Creeks Edge
Chapel Hill, NC 27516
PIN #: 9775-07-8058
Parcel ID#: 2396

88)
Steven & Lisa Turner
309 Creeks Edge
Chapel Hill, NC 27516
PIN #: 9775-07-9077
Parcel ID#: 2391

89)
Polks Landing HOA
70 Polks Landing Station
Chapel Hill, NC 27514
PIN #: 9775-16-2857
Parcel ID#: 2150

90)
Edward John Dowden
Amy Bush Dowden
579 Oak Island
Chapel Hill, NC 27516-0444
PIN #: 9775-16-2434
Parcel ID#: 73580

91)
Daniel Morava
Julia Morava
553 Oak Island
Chapel Hill, NC 27516
PIN #: 9775-05-9886
Parcel ID#: 73579

92)
John Haywood
Marion Haywood
501 Oak Island
Chapel Hill, NC 27514-8915
PIN #: 9775-15-2304
Parcel ID#: 1594

93)
Same Owner as #92
PIN #: 9775-15-3197
Parcel ID#: 1593

94)
James Bunn Riggsbee
3308 Champaign Road
Charlotte, NC 28210
PIN #: 9775-14-7758
Parcel ID#: 2752

95)
William & Brenda Griffin
40 Taylor Road
Pittsboro, NC 27312
PIN #: 9775-24-3187
Parcel ID#: 2828

96)
Same Owners as #95
PIN #: 9775-24-3072
Parcel ID#: 2821

97)
Same Owners as #95
PIN #: 9775-24-6117
Parcel ID#: 2824

98)
Michael S. Bishop
219 Oak Island
Chapel Hill, NC 27514
PIN #: 9775-24-8146
Parcel ID#: 2751

99)
Same Owner as #94
PIN #: 9775-44-6300
Parcel ID#: 18896

100)
Bobby L. Arrington
Vergie H. Arrington
2564 Manns Chapel Road
Pittsboro, NC 27312
PIN #: 9775-43-7639
Parcel ID#: 18908

101)
Wanda & Luther Pender
51 Vickers Road
Chapel Hill, NC 27514
PIN #: 9775-43-8456
Parcel ID#: 18637

REZONING EXHIBIT
PROPERTY DESCRIPTION
Briar Chapel
NEW-00000
3-17-04

Being those parcels of land located in Baldwin and Williams Townships, Chatham County, North Carolina shown as Rezoning Parcels 1-7 on an exhibit map entitled "Briar Chapel – Rezoning Exhibit," prepared by The John R. McAdams Company, Inc., last revised March 17, 2004 having a total area of 1,589.36 acres and being more particularly described as follows:

Rezoning Parcel 1:

Beginning at a point on the southern right of way of Mann's Chapel Road (60 foot public right of way), said point being the northeast corner of Robert Lindley, recorded in Deed Book 468, Page 248; thence along said right of way of Mann's Chapel Road the following four (4) calls: (1) North 89°03'56" East 249.96 feet; (2) North 89°02'37" East 290.78 feet; (3) South 88°54'16" East 125.06 feet; (4) South 86°23'34" East 99.65 feet to a point at the northeast corner of C.C. Lindley, Jr., recorded in Deed Book 418, Page 392; thence following said line of Lindley, Jr. the following three (3) calls: (1) South 02°34'30" West 179.33 feet; (2) South 02°39'53" West 475.04 feet; (3) South 89°37'19" East 93.84 feet to a point on the western line of Frank Jaeger, Jr., recorded in Deed Book 623, Page 313; thence along line of Jaeger South 20°05'27" West 545.62 feet to a point on the northern line of Delphine Goines, recorded in Deed Book 630, Page 563; thence along said Goines and then along the northern line of Lot 1B, recorded in Plat Book A, Page 311 South 88°03'10" West 338.98 feet; thence along the western line of said Lot 1B and then the western line of Ella P. Horton, recorded in Book 514, Page 354 South 00°24'43" East 679.06 feet; thence South 00°24'38" East 805.44 feet to a point at the northwest corner of Nelson Goines, recorded in Deed Book 514, Page 364; thence South 00°24'44" East 220.89 feet to the northwest corner of Nelson Goines, recorded in Deed Book 514, Page 362; thence South 00°25'08" East 221.69 feet to the northwest corner of Nelson Goines, recorded in Deed Book 514, Page 359; thence South 00°26'30" East 221.81 feet to a concrete monument at the southwest corner of said Goines; thence North 89°56'37" East 192.02 feet to a concrete monument at the northwest corner of Jeffrey Maynor, recorded in Deed Book 490, Page 504; thence South 01°25'25" East 1,739.76 feet to a concrete monument at the southwest corner of Hubert Oakley, recorded in Deed Book 447, Page 317; thence South 69°25'18" East 573.22 feet; thence South 80°46'21" East 670.43 feet to a southwesterly corner of Walter McAdams, recorded in Deed Book 558, Page 339; thence South 29°35'37" West 152.64 feet to a point at the centerline of Pokeberry Creek; thence following along and with the centerline of Pokeberry Creek the following fourteen (14) calls: (1) South 74°47'13" East 92.09 feet; (2) South 70°16'33" East 48.66 feet; (3) South 14°26'54" East 40.56 feet; (4) South 57°41'58" East 52.86 feet; (5) South 57°07'46" East 62.16 feet; (6) South 48°25'26" East 68.48 feet; (7) North 62°09'27" East 38.36 feet; (8) South 31°55'24" East 25.32 feet; (9) South 73°13'39" East 76.26 feet; (10) North 43°12'28" East 33.66 feet; (11) South 42°37'46" East 95.50 feet; (12) South 54°11'36" East 79.94 feet; (13) South 01°07'55" East 82.66 feet; (14) South 23°44'17" East 46.86 feet to a point on the western line of Polks Landing Subdivision, recorded in Plat Book 25, Page 67; thence leaving Pokeberry Creek and following the line of said Polks Landing Subdivision the following five (5) calls: (1) South 10°17'56" West 253.73 feet; (2) North 89°04'56" East 60.76 feet; (3) North 89°04'56" East 426.09 feet; (4) North 89°07'28" East 171.96 feet; (5) North 88°18'19" East 83.55 feet to a concrete monument at the northwest corner of Oak Island Subdivision, recorded in Plat Book 97, Page 451; thence South 24°08'43" West 1,177.59 feet; thence South 02°13'37" East 187.27 feet to a painted rock at the southwest corner of said Oak Island Subdivision; thence South 88°30'40" East 419.71 feet to the northwest corner of John Haywood, recorded in Deed Book 454, Page 332; thence South 00°33'00" East 295.38 feet to

the northwest corner of John Haywood, recorded in Deed Book 466, Page 58; thence South 00°32'23" East 424.03 feet to the northwest corner of James Rigsbee, recorded in Deed Book 595, Page 22; thence South 00°42'46" East 364.93 feet; thence South 88°33'39" East 1,181.42 feet; thence South 01°33'16" West 246.08 feet; thence South 88°26'41" East 152.13 feet to the northwest corner of William Griffin, recorded in Deed Book 446, Page 20; thence South 01°00'03" West 194.15 feet; thence North 89°16'04" East 127.85 feet; thence North 00°52'35" East 194.22 feet to the southwest corner of William Griffin, recorded in Deed Book 470, Page 848; thence South 84°01'51" East 296.33 feet to the southwest corner of Michael Bishop, recorded in Deed Book 568, Page 694; thence South 87°38'03" East 208.17 feet; thence North 01°51'09" East 210.19 feet to an existing iron pipe on the southern line of the aforementioned Rigsbee; thence South 89°23'07" East 1,267.83 feet to a 32" Hickory tree; thence North 04°40'58" East 200.02 feet to a point on the western right of way of U.S. Highway 15-501; thence along said right of way South 18°12'32" East 861.27 feet; thence South 18°12'34" East 14.08 feet; thence South 18°12'34" East 248.39 feet to a point on the northern right of way of Hubert Herndon Road (50 foot public right of way), recorded in Plat Book 88, Page 16; thence along said right of way of Hubert Herndon Road South 51°50'46" West 104.68 feet; thence South 78°43'07" West 132.01 feet; thence South 82°54'27" West 240.48 feet; thence along the arc of simple curve to the left having a radius of 286.12 feet, a length of 108.28 feet and a chord of South 72°56'11" West 107.63 feet; thence South 62°06'55" West 285.23 feet to the easterly corner of Lot 1 of Herndon Woods Subdivision - Phase 2, recorded in Plat Book 93, Page 197; thence along the northern line of said Herndon Woods Subdivision - Phase 2 the following four (4) calls: (1) South 62°05'46" West 346.75 feet; (2) South 62°06'24" West 136.19; (3) South 62°05'53" West 415.15 feet; (4) South 62°07'59" West 58.73 feet to a point on the eastern line of Leroy Clark, Jr., recorded in Deed Book JL, Page 106; thence North 00°34'47" East 385.00 feet to the southeast corner of William Crutchfield, recorded in Deed Book 520, Page 519; thence along the eastern line of said Crutchfield North 00°17'08" East 372.04 feet; thence along the northern line of Crutchfield North 89°59'15" West 775.68 feet to a point on the western line of said Crutchfield; thence South 00°16'17" East 96.96 feet; thence South 00°14'22" East 22.34 feet to the northeast corner of Annie Taylor heirs, Parcel 2, recorded in Plat Book 2003, Page 324; thence along the lines of said Taylor heirs the following four (4) calls: (1) South 87°12'43" West 1066.43 feet; (2) South 05°23'18" East 263.05 feet; (3) along the arc of a simple curve to the left having a radius of 270.00 feet, a length of 284.97 feet and a chord of South 35°37'30" East 271.93 feet; and (4) South 65°51'43" East, 961.98 feet to a point on the eastern line of the aforementioned Taylor Heirs, said point being within the right of way of Taylor Road (State Road 1529, a 60 foot public right of way); thence along said eastern line of Taylor Heirs South 00°28'39" West 18.14 feet to a point on the westerly right-of-way of said Taylor Road; thence with said right-of-way the following three calls: (1) South 23°13'41" East, 76.31 feet; (2) South 30°08'24" East, 70.00 feet; and (3) South 30°05'03" East, 28.79 feet to a northerly corner of Sam Clark, as shown on Plat Book 2002, Page 368; thence with the northerly line of said Clark the following two calls: (1) North 53°35'17" East, 27.01 feet; and (2) along the arc of simple curve to the left having a radius of 190.00 feet, a length of 89.44 feet and a chord of North 41°21'14" West 88.62 feet to the common corner with Annie Taylor heirs, Parcel 3, recorded in Plat Book 2003, Page 324; thence with the easterly and northerly lines of said Taylor Heirs the following six (6) calls: (1) along the arc of simple curve to the left having a radius of 190.00 feet, a length of 36.55 feet and a chord of North 60°21'04" West 36.49 feet; (2) North 65°51'43" West 117.02 feet (3) North 65°51'43" West 845.22 feet; (4) along the arc of simple curve to the right having a radius of 350.00 feet, a length of 369.41 feet and a chord of North 35°37'30" West 352.50 feet; (5) North 05°23'18" West 328.06 feet; (6) South 87°12'43" W 1244.84 feet to a northeasterly corner of Nancy L. Moore, recorded in Deed Book 602, Page 107; thence along said line of Moore North 76°48'17" West 132.00 feet; thence South 80°41'43" West 132.00 feet; thence North 52°48'55" West 66.00 feet; thence South 62°41'05" West 66.00 feet; thence South 01°18'55" East 66.00 feet; thence South 88°41'05" West 231.00 feet; thence South 04°10'27" West 436.24 feet; thence South 04°38'11" West 787.66 feet to a common corner with C.L. & Thomas Durham as recorded in Deed Book 295, Page 183; thence with the lines of said Durham the following three calls: (1) South 89°26'45" West 1266.10 feet; (2) South 01°07'06"

East 2045.89 feet; and (3) South 00°31'08" East 804.26 feet to a northerly corner of Willa D. Fearington as recorded in Deed Book 649, Page 159; thence with the line of said Fearington the following two calls: (1) South 86°22'54" West 8.08 feet; and (2) North 57°00'18" West 349.66 feet to the northeast corner of G.B. Parker heirs; thence with the line of said Parker heirs North 89°01'05" West 1864.64 feet to the eastern line of Reba P. Sullivan as recorded in Plat Book 33, Page 98; thence with the east and northerly lines of said Sullivan the following three calls: (1) North 00°58'55" East 29.72 feet; (2) North 81°57'32" West 231.18 feet; and (3) North 35°17'07" West 25.92 feet to a point on the easterly right-of-way of Parker Herndon Road, a public right-of-way; thence with said right-of-way the following six calls: (1)) along the arc of simple curve to the left having a radius of 2510.00 feet, a length of 261.50 feet and a chord of North 45°08'35" East 261.38 feet; (2) North 42°09'30" East 462.56 feet; (3) North 42°21'18" East 119.10 feet; (4) along the arc of simple curve to the left having a radius of 1949.35 feet, a length of 242.19 feet and a chord of North 38°47'45" East 242.04 feet; (5) North 35°14'11" East 110.18 feet; and (6) North 34°25'50" East 98.04 feet; thence crossing said right-of-way and with the northern line of Donald & Patricia Parker, as recorded in Deed Book 456, Page 463, North 66°42'56" West 745.66 feet to the eastern line of Jessie P. Parker, as recorded in Deed Book J-M, Page 576; thence with the eastern line of said Jessie Parker North 01°12'15" West 289.42 feet to the southeast corner of Carey B. & Jennifer K. Carpenter, as recorded in Deed Book 565, Page 232; thence with the eastern line of said Carpenter North 00°28'06" West 670.97 feet to the southwest corner of Robert G. Windsor, Jr. as recorded in Deed Book 514, Page 522; thence with the southern line of said Windsor South 89°57'07" East 717.13 feet to a point in the center of Andrews Store Road, a public right-of-way, said point being the western corner of Sandra J. Tripp, recorded in Deed Book 880, Page 422; thence along the centerline of Andrews Store Road and the southwestern line of said Tripp the following three (3) calls: (1) South 54°00'30" East 67.90 feet; (2) South 52°55'03" East 193.77 feet; (3) South 52°33'54" East 356.52 feet; thence leaving centerline of Andrews Store Road and following the eastern line of said Tripp North 32°21'50" East 441.41 feet; thence along the northern line of said Tripp North 89°57'09" West 728.91 feet to the centerline of Andrews Store Road; thence along the centerline of Andrews Store Road, and with the northerly lines of the aforesaid Robert G. Windsor Jr. the following two calls: (1) North 54°00'30" West 51.73 feet; and (2) along the arc of simple curve to the left having a radius of 1390.00 feet, a length of 525.04 feet and a chord of North 64°49'46" West 521.93 feet; thence leaving said centerline and with the eastern line of said Windsor North 00°26'41" West 245.78 feet; thence with the northern line of said Windsor North 79°28'28" West 208.86 feet to the eastern line of H. Newton Carpenter, recorded in Deed Book 513, Page 864; thence with the eastern line of said Carpenter North 00°27'42" West 320.88 feet to the southern corner of John Sturdivant, as recorded in Deed Book 413, Page 705; thence with the easterly lines of said Sturdivant the following two calls: (1) North 41°47'11" East 186.98 feet; and (2) North 29°12'48" East 493.37 feet; thence with the northern line of said Sturdivant North 89°48'09" West 370.00 feet to the northeast corner of H. Newton Carpenter, recorded in Deed Book 513, Page 864; thence South 89°59'21" West 200.06 feet; thence South 89°57'24" West 60.00 feet to the northeast corner of Johnny Carpenter, recorded in Deed Book 513, Page 860; thence South 89°59'09" West 860.80 feet to a concrete monument a common corner of the northeast corner of Lot 9B-2, recorded in Plat Book 2000, Page 282 and the southeast corner of Enrique A. Hirst, recorded in Deed Book 631, Page 215; thence North 01°42'48" West 700.16 feet; thence South 89°52'13" West 1,417.36 feet to the northeast corner of William and Chris Galloway, recorded in Deed Book 393, Page 723; thence South 87°54'03" West 221.36 feet; thence South 88°26'59" West 748.75 feet; thence South 02°01'57" West 335.00 feet; thence North 89°48'30" West 581.73 feet to the northeast corner of Leon Mann, recorded in Deed Book 243, Page 406; thence North 87°46'39" West 1,124.46 feet; thence South 52°02'19" West 337.67 feet; thence South 56°58'56" West 288.46 feet; thence South 62°24'04" West 308.32 feet; thence South 86°02'15" West 751.74 feet to a point on the western line of Bryan Yates, recorded in Deed Book 323, Page 206; thence North 00°14'02" West 808.22 feet to the southeast corner of Jay Mills, recorded in Deed Book 692, Page 1007; thence North 04°27'42" East 195.10 feet to the southeast corner of Jimmy Goodman, recorded in Deed Book 605, Page 354; thence North

03°32'45" East 481.48 feet to a point on the southerly line of Howard Ryan, recorded in Deed Book 282, Page 463; thence North 68°49'25" East 86.06 feet; thence North 89°16'11" East 770.83 feet; thence North 20°10'41" East 1,950.43 feet to an easterly corner of Larry Ryan, recorded in Deed Book 94E, Page 188; thence North 00°18'30" East 654.68 feet; thence South 88°31'16" East 598.03 feet to a point at the southwest corner of Lot 20 of Persimmon Hill Subdivision, recorded in Plat Cabinet A, Slide 82; thence North 88°20'24" East 561.88 feet to the southeast corner of said Persimmon Hill Subdivision; thence North 00°04'11" East 2,309.06 feet to a point on the southern line of James E. Dixon, recorded in Deed Book 702, Page 201; thence South 89°05'17" East 1,327.96 feet to a point on the western line of Twin Lakes Golf Course; thence South 00°16'27" East 1,735.97 feet to a western corner of U.S. Steel and Carnegie P.N.F., recorded in Deed Book 254, Page 593; thence South 00°06'14" West 475.25 feet; thence North 88°42'34" East 378.72 feet; thence South 00°56'46" East 1,359.59 feet; thence South 89°11'59" East 1,191.89 feet; thence North 88°46'55" East 820.71 feet; thence North 00°35'04" East 1,874.85 feet to a point on the southern line of Wade Meacham, recorded in Deed Book 814, Page 447; thence North 89°18'34" East 990.13 feet to the southeast corner of Marvin Meacham, recorded in Deed Book 564, Page 794; thence North 29°33'01" East 348.78 feet; thence North 06°35'43" West 71.68 feet; thence North 20°19'07" West 343.32 feet; thence North 04°45'39" West 523.75 feet; thence North 09°32'14" West 288.56 feet; thence North 09°34'24" West 580.24 feet to a corner of Richard Wilson, recorded in Deed Book 791, Page 36; thence North 88°49'41" East 24.98 feet to the southwest corner of Richard and Margaret Wilson, recorded in Deed Book 495, Page 676; thence South 87°57'07" East 700.46 feet; thence North 03°14'04" West 1,316.60 feet to a concrete monument at the southwest corner of Edna Webster, recorded in Deed Book 422, Page 27; thence North 87°49'56" East 454.80 feet to the southwest corner of Robert Lindley, recorded in Deed Book 312, Page 57; thence North 87°48'23" East 207.81 feet to the southwest corner of Robert Lindley, recorded in Deed Book 429, Page 829; thence North 87°46'32" East 199.03 feet to a southerly corner of Robert Lindley, recorded in Deed Book 586, Page 826; thence North 01°49'36" West 129.00 feet; thence North 88°19'52" East 302.19 feet to the southeast corner of said Robert Lindley; thence North 88°52'36" East 114.69 feet to the southeast corner of Lindley, recorded in Deed Book 468, Page 248; thence North 00°16'07" West 1862.76 feet to the POINT OF BEGINNING, containing 1,483.90 acres, more or less.

Rezoning Parcel 2:

Beginning at the southwest corner of Chatham County, recorded in Deed Book 460, Page 669; said point being on the existing western right of way of U.S. Highway 15-501 (100 foot public right of way); thence along said right of way of 15-501 along the arc of to the right having a radius of 921.70 feet, an arc length of 317.63 feet and a chord of South 50°46'52" West 316.06 feet; thence along the arc of a curve to the right having a radius of 1390.00 feet, a length of 207.96 feet and a chord of South 64°56'22" West 207.77 feet; thence South 69°13'32" West 587.42 feet; thence along the arc of curve to the left having a radius of 1046.45 feet, a length of 307.75 feet and a chord of South 60°48'02" West 306.64 feet to a point on the eastern right of way of Taylor Road (State Road 1529, a 60' public right of way); thence along said right of way of Taylor Road North 31°01'27" West 342.26 feet; thence along the arc of a curve to the left having a radius of 1224.63 feet, a length of 455.38 feet and a chord of North 41°40'37" West 452.76 feet; thence North 52°19'46" West 373.51 feet; thence along the arc of curve to the right having a radius of 970.00 feet, a length of 71.32 feet and chord of North 50°13'23" West 71.31 feet to the southwest corner of James Fearington, recorded in Deed Book 276, Page 489; thence South 89°59'17" East 332.88 feet to a point at the southwest corner of Herndon Woods Subdivision, recorded in Plat Book 93, Page 197; thence South 89°54'37" East 977.49 feet to the southwest corner of CP&L, recorded in Deed Book 455, Page 606; thence North 87°56'17" East 483.81 feet to the northwest corner of the aforementioned Chatham County; thence South 19°37'53" West 169.88 feet; thence South 71°18'44" East 360.08 feet to the POINT OF BEGINNING, containing 23.20 acres, more or less.

Rezoning Parcel 3:

Beginning at a point on the existing eastern right of way of U.S. Highway 15-501, said point being on the new western right of way of Taylor Road Extension, shown on N.C.D.O.T. Project Plan 8.1520104 R-942 B and being South 04°38'29" East 178.03 feet from the intersection of the existing western right of way of U.S. Highway 15-501 and the existing eastern right of way of Taylor Road; thence following the said new western right of way of Taylor Road Extension South 31°03'45" East 401.04 feet to a point on the new western right of way line of U.S. highway 15-501; thence along said right of way of U.S. Highway 15-501 South 49°00'56" West 51.14 feet; thence South 65°30'30" West 148.62 feet; thence South 59°02'20" West 114.72 feet; thence along the arc of curve to the left having a radius of 2001.31 feet, a length of 774.07 feet and a chord of South 51°31'22" West 769.26 feet; thence North 49°33'22" West 33.28 feet to the existing eastern right of way line of U.S. Highway 15-501; thence following the said existing eastern right of way line of U.S. Highway 15-501 North 32°40'31" East 985.11 feet; thence along the arc of curve to the right having a radius of 825.00 feet, a length of 137.89 feet and a chord of North 37°27'49" East 137.73 feet; thence North 78°08'27" East 78.91 feet to the POINT OF BEGINNING, containing 5.40 acres, more or less.

Rezoning Parcel 4:

Beginning at a point on the new eastern right of way of U.S. Highway 15-501, shown on N.C.D.O.T. Project Plan 8.1520104 R-942 B, said point being on the southern right of way of Jack Bennet Road; thence leaving said rights of way and following the western line of Jimmy Robertson, recorded in Deed Book KG, Page 573 South 02°52'20" West 862.72 feet; thence South 33°26'42" West 907.11 feet to the northerly corner of Farrington Section II, recorded in Plat Book 23, Page 95; thence South 37°25'43" West 517.88 feet to the northerly corner of Farrington Section I, recorded in Plat Book 17, Page 71; thence South 27°51'39" West 990.23 feet; thence South 58°18'06" West 1,608.08 feet to a point at the southeast corner of Steve Almond, recorded in Deed Book 396, Page 346; thence North 03°08'45" West 129.00 feet; thence North 08°08'45" West 175.00 feet; thence North 25°08'45" West 150.00 feet; thence North 13°08'45" West 82.51 feet to a point on the aforementioned new eastern right of way of U.S. Highway 15-501; thence North 14°36'57" East 185.22 feet; thence North 60°02'51" East 80.54 feet; thence North 16°36'35" East 322.48 feet; thence along the arc of curve to the right having a radius of 3690.94 feet, a length of 348.85 feet and a chord of North 30°34'40" East 348.72 feet; thence North 43°24'26" East 118.11 feet; thence North 14°56'55" East 55.50 feet; thence along the arc of a curve to the right having a radius of 1,837.27 feet, an arc length of 830.95 feet and a chord of North 49°38'48" East 823.88 feet; thence North 83°48'48" East 146.98 feet; thence North 54°40'15" East 259.14 feet; thence North 64°37'47" East 204.38 feet; thence along the arc of a curve to the left having a radius of 2,001.31 feet, an arc length of 483.33 feet and a chord of North 55°43'43" East 482.15 feet; thence North 78°13'13" East 121.43 feet; thence North 44°42'06" East 212.00 feet; thence North 05°06'48" East 125.06 feet; thence along the arc of a curve to the left having a radius of 2,001.31 feet, an arc length of 821.04 feet and a chord of North 25°18'15" East 815.29 feet; thence North 36°40'44" East 210.19 feet to the POINT OF BEGINNING, containing 64.63 acres, more or less.

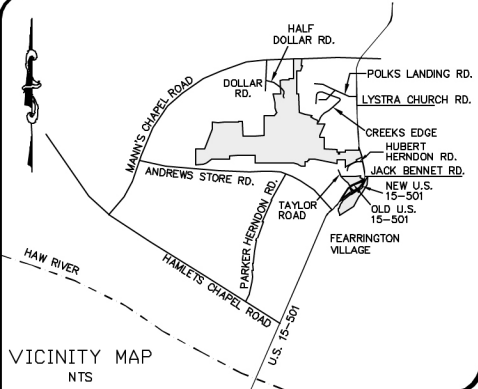
Rezoning Parcel 5:

Commencing at a point on the existing western right of way line of U.S. Highway 15-501, said point being the common eastern corner of Chatham County, recorded in Deed Book 460, Page 669, and Fred and Betty Crisp, recorded in Deed Book 462, Page 148; thence South 59°58'58" East 101.65 feet to the Point of Beginning, a point on the existing eastern right of way line of U.S. Highway 15-501; thence South 47°10'38" East 34.21 feet to a point on the new western right of way line of U.S. Highway 15-501, shown on N.C.D.O.T. Project Plan 8.1520104 R-942 B, thence with said new western right of way line of U.S. Highway 15-501 South 26°02'19" West 354.93 feet; thence South 26°02'19" West 4.37 feet; thence South 40°46'54" West 311.44 feet; thence South 21°55'38" West 83.29 feet; thence South 52°42'13" West 250.51 feet; thence

South 59°39'03" West 433.95 feet; thence South 69°57'58" West 75.10 feet to a point on the new eastern right of way line of Taylor Road Extension, shown on the above referenced N.C.D.O.T. Project Plan, thence following the new eastern right of way of Taylor Road Extension North 37°29'00" West 69.03 feet; thence North 31°03'45" West 218.27 feet; thence North 31°03'45" West 106.84 feet; thence North 13°37'02" East 102.96 feet to a point on the existing eastern right of way line of U.S. Highway 15-501; thence following said eastern right of way line of U.S. Highway 15-501 along the arc of a curve to the right having a radius of 946.45 feet, a length of 197.94 feet and a chord of North 63°14'03" East 197.58 feet; thence North 69°13'32" East 587.42 feet; thence along the arc of curve to the left having a radius of 1490.00 feet, a length of 222.92 feet and a chord of North 64°56'22" East 222.72 feet; thence along the arc of curve to the left having a radius of 1021.70 feet, a length of 73.62 feet and a chord of North 58°35'21" East 73.61 feet; thence along the arc of a curve to the left having a radius of 1021.70 feet, a length of 297.67 feet and a chord of North 48°10'41" East 296.62 feet to the POINT OF BEGINNING, containing 10.53 acres, more or less.

Rezoning Parcel 6:

Beginning a common corner of the northeast corner of William Griffin, recorded in Deed Book 446, Page 20 and the southeast corner of William Griffin, recorded in Deed Book 462, Page 537; thence North 03°16'20" East 174.67 feet to a point on the southern line of James Rigsbee, recorded in Deed Book 596, Page 22; thence North 89°05'12" East 289.70 feet to the northeast corner of William Griffin, recorded in Deed Book 470, Page 848; thence South 82°33'33" West 246.97 feet; thence South 20°25'25" West 156.89 feet to the POINT OF BEGINNING, containing 0.19 acres, more or less.

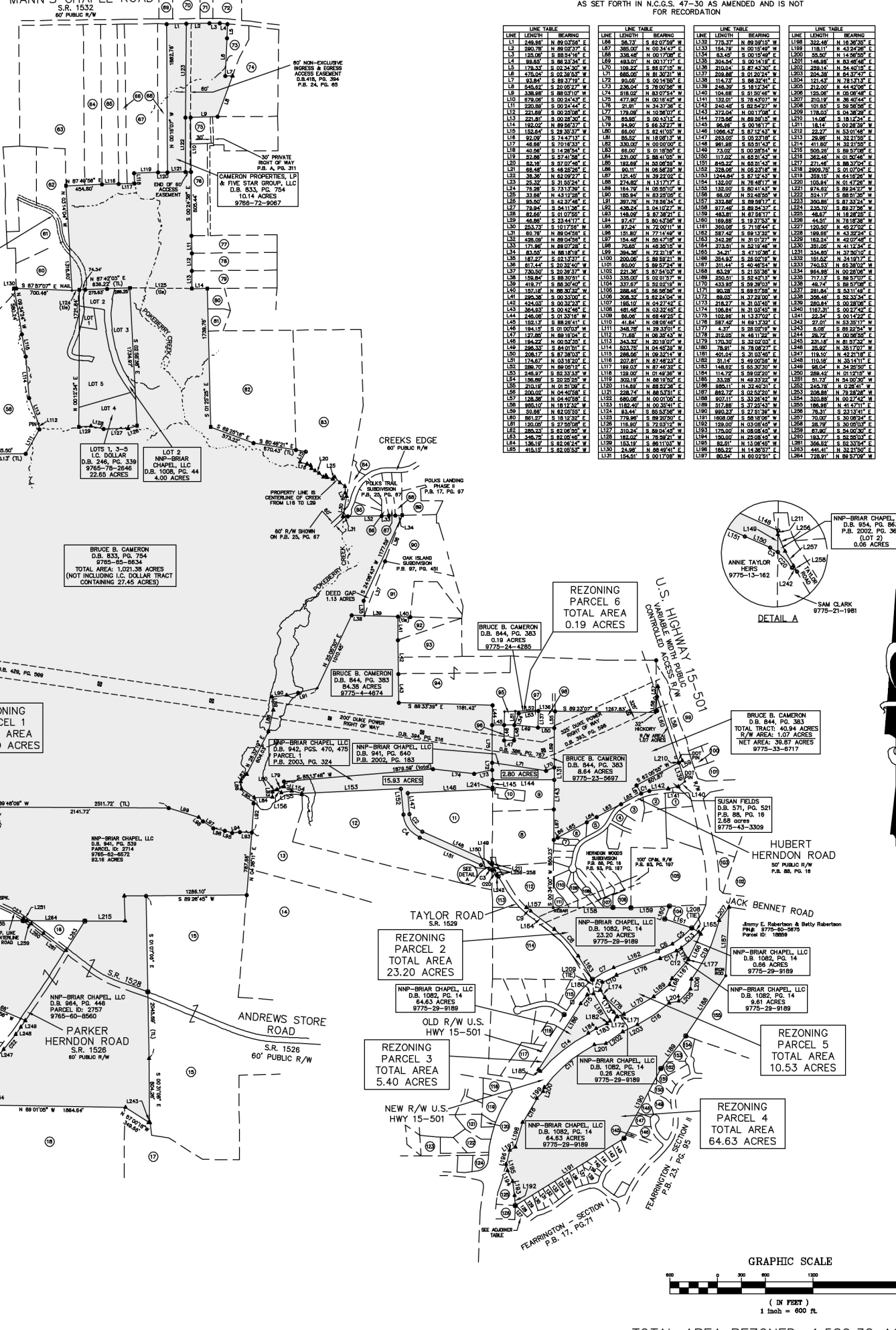


- ### GENERAL NOTES
- THIS IS A REZONING EXHIBIT.
 - BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) NGCS MONUMENTS "MEACHAM" AND "GILBERT".
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

NOTE: BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM A COMBINATION OF TAX MAPS, DEEDS AND PLATS OF RECORD, PROPOSED PROPERTY LINES AND/OR ACTUAL FIELD LOCATION.

- ### REFERENCES:
- DEED BOOK 248, PAGE 339
 - DEED BOOK 292, PAGE 9
 - DEED BOOK 347, PAGE 251
 - DEED BOOK 454, PAGE 168
 - DEED BOOK 653, PAGE 1027
 - DEED BOOK 794, PAGE 896
 - DEED BOOK 833, PAGE 754
 - DEED BOOK 844, PAGE 383
 - DEED BOOK 853, PAGE 86
 - DEED BOOK 2000, PAGES 284-285
 - SURVEY ENTITLED "PROPERTY OF CHAPEL HILL LAND CORPORATION," PREPARED BY SMITH & SMITH SURVEYORS DATED MARCH 24, 1979 AND REVISED APRIL 11, 1979.
 - SURVEY ENTITLED "A PROPOSED DIVISION OF THE ANNE TAYLOR ESTATE - PRIMARY PLAT," PREPARED BY MARY E. AYERS DATED DECEMBER 20, 2000 AND REVISED BY THE JOHN R. MCADAMS COMPANY APRIL 5, 2001.
 - SURVEY ENTITLED "CHAPEL HILL LAND CORPORATION - CHARLES LINDLEY, JR. TRACT," PREPARED BY HANOVER DESIGN SERVICES, P.A. DATED OCTOBER 14, 1994.
 - SURVEY ENTITLED "PROPERTY EXHIBIT OF PROPOSED DIVISION OF CRUTCHFIELD PROPERTY," PREPARED BY THE JOHN R. MCADAMS COMPANY, INC., DATED APRIL 3, 2001.
 - NORTH CAROLINA D.O.T. PROJECT PLAN 8.1520104 R-9425 DATED OCTOBER 13, 2000.
 - AND OTHERS AS SHOWN

MANN'S CHAPEL ROAD
S.R. 1532
60' PUBLIC R/W



--- NOT FOR RECORDATION ---
THIS MAP DOES NOT MEET ALL THE REQUIREMENTS AS SET FORTH IN N.C.G.S. 47-30 AS AMENDED AND IS NOT FOR RECORDATION

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	148.80	N 89°07'36" E	L98	56.73	S 82°07'56" W	L133	773.37	N 89°32'16" E	L198	332.48	N 16°30'26" E
L2	148.80	N 89°07'36" E	L99	56.73	S 82°07'56" W	L134	773.37	N 89°32'16" E	L199	332.48	N 16°30'26" E
L3	148.80	N 89°07'36" E	L100	56.73	S 82°07'56" W	L135	773.37	N 89°32'16" E	L200	332.48	N 16°30'26" E
L4	148.80	N 89°07'36" E	L101	56.73	S 82°07'56" W	L136	773.37	N 89°32'16" E	L201	332.48	N 16°30'26" E
L5	148.80	N 89°07'36" E	L102	56.73	S 82°07'56" W	L137	773.37	N 89°32'16" E	L202	332.48	N 16°30'26" E
L6	148.80	N 89°07'36" E	L103	56.73	S 82°07'56" W	L138	773.37	N 89°32'16" E	L203	332.48	N 16°30'26" E
L7	148.80	N 89°07'36" E	L104	56.73	S 82°07'56" W	L139	773.37	N 89°32'16" E	L204	332.48	N 16°30'26" E
L8	148.80	N 89°07'36" E	L105	56.73	S 82°07'56" W	L140	773.37	N 89°32'16" E	L205	332.48	N 16°30'26" E
L9	148.80	N 89°07'36" E	L106	56.73	S 82°07'56" W	L141	773.37	N 89°32'16" E	L206	332.48	N 16°30'26" E
L10	148.80	N 89°07'36" E	L107	56.73	S 82°07'56" W	L142	773.37	N 89°32'16" E	L207	332.48	N 16°30'26" E
L11	148.80	N 89°07'36" E	L108	56.73	S 82°07'56" W	L143	773.37	N 89°32'16" E	L208	332.48	N 16°30'26" E
L12	148.80	N 89°07'36" E	L109	56.73	S 82°07'56" W	L144	773.37	N 89°32'16" E	L209	332.48	N 16°30'26" E
L13	148.80	N 89°07'36" E	L110	56.73	S 82°07'56" W	L145	773.37	N 89°32'16" E	L210	332.48	N 16°30'26" E
L14	148.80	N 89°07'36" E	L111	56.73	S 82°07'56" W	L146	773.37	N 89°32'16" E	L211	332.48	N 16°30'26" E
L15	148.80	N 89°07'36" E	L112	56.73	S 82°07'56" W	L147	773.37	N 89°32'16" E	L212	332.48	N 16°30'26" E
L16	148.80	N 89°07'36" E	L113	56.73	S 82°07'56" W	L148	773.37	N 89°32'16" E	L213	332.48	N 16°30'26" E
L17	148.80	N 89°07'36" E	L114	56.73	S 82°07'56" W	L149	773.37	N 89°32'16" E	L214	332.48	N 16°30'26" E
L18	148.80	N 89°07'36" E	L115	56.73	S 82°07'56" W	L150	773.37	N 89°32'16" E	L215	332.48	N 16°30'26" E
L19	148.80	N 89°07'36" E	L116	56.73	S 82°07'56" W	L151	773.37	N 89°32'16" E	L216	332.48	N 16°30'26" E
L20	148.80	N 89°07'36" E	L117	56.73	S 82°07'56" W	L152	773.37	N 89°32'16" E	L217	332.48	N 16°30'26" E
L21	148.80	N 89°07'36" E	L118	56.73	S 82°07'56" W	L153	773.37	N 89°32'16" E	L218	332.48	N 16°30'26" E
L22	148.80	N 89°07'36" E	L119	56.73	S 82°07'56" W	L154	773.37	N 89°32'16" E	L219	332.48	N 16°30'26" E
L23	148.80	N 89°07'36" E	L120	56.73	S 82°07'56" W	L155	773.37	N 89°32'16" E	L220	332.48	N 16°30'26" E
L24	148.80	N 89°07'36" E	L121	56.73	S 82°07'56" W	L156	773.37	N 89°32'16" E	L221	332.48	N 16°30'26" E
L25	148.80	N 89°07'36" E	L122	56.73	S 82°07'56" W	L157	773.37	N 89°32'16" E	L222	332.48	N 16°30'26" E
L26	148.80	N 89°07'36" E	L123	56.73	S 82°07'56" W	L158	773.37	N 89°32'16" E	L223	332.48	N 16°30'26" E
L27	148.80	N 89°07'36" E	L124	56.73	S 82°07'56" W	L159	773.37	N 89°32'16" E	L224	332.48	N 16°30'26" E
L28	148.80	N 89°07'36" E	L125	56.73	S 82°07'56" W	L160	773.37	N 89°32'16" E	L225	332.48	N 16°30'26" E
L29	148.80	N 89°07'36" E	L126	56.73	S 82°07'56" W	L161	773.37	N 89°32'16" E	L226	332.48	N 16°30'26" E
L30	148.80	N 89°07'36" E	L127	56.73	S 82°07'56" W	L162	773.37	N 89°32'16" E	L227	332.48	N 16°30'26" E
L31	148.80	N 89°07'36" E	L128	56.73	S 82°07'56" W	L163	773.37	N 89°32'16" E	L228	332.48	N 16°30'26" E
L32	148.80	N 89°07'36" E	L129	56.73	S 82°07'56" W	L164	773.37	N 89°32'16" E	L229	332.48	N 16°30'26" E
L33	148.80	N 89°07'36" E	L130	56.73	S 82°07'56" W	L165	773.37	N 89°32'16" E	L230	332.48	N 16°30'26" E
L34	148.80	N 89°07'36" E	L131	56.73	S 82°07'56" W	L166	773.37	N 89°32'16" E	L231	332.48	N 16°30'26" E
L35	148.80	N 89°07'36" E	L132	56.73	S 82°07'56" W	L167	773.37	N 89°32'16" E	L232	332.48	N 16°30'26" E
L36	148.80	N 89°07'36" E	L133	56.73	S 82°07'56" W	L168	773.37	N 89°32'16" E	L233	332.48	N 16°30'26" E
L37	148.80	N 89°07'36" E	L134	56.73	S 82°07'56" W	L169	773.37	N 89°32'16" E	L234	332.48	N 16°30'26" E
L38	148.80	N 89°07'36" E	L135	56.73	S 82°07'56" W	L170	773.37	N 89°32'16" E	L235	332.48	N 16°30'26" E
L39	148.80	N 89°07'36" E	L136	56.73	S 82°07'56" W	L171	773.37	N 89°32'16" E	L236	332.48	N 16°30'26" E
L40	148.80	N 89°07'36" E	L137	56.73	S 82°07'56" W	L172	773.37	N 89°32'16" E	L237	332.48	N 16°30'26" E
L41	148.80	N 89°07'36" E	L138	56.73	S 82°07'56" W	L173	773.37	N 89°32'16" E	L238	332.48	N 16°30'26" E
L42	148.80	N 89°07'36" E	L139	56.73	S 82°07'56" W	L174	773.37	N 89°32'16" E	L239	332.48	N 16°30'26" E
L43	148.80	N 89°07'36" E	L140	56.73	S 82°07'56" W	L175	773.37	N 89°32'16" E	L240	332.48	N 16°30'26" E
L44	148.80	N 89°07'36" E	L141	56.73	S 82°07'56" W	L176	773.37	N 89°32'16" E	L241	332.48	N 16°30'26" E
L45	148.80	N 89°07'36" E	L142	56.73	S 82°07'56" W	L177	773.37	N 89°32'16" E	L242	332.48	N 16°30'26" E
L46	148.80	N 89°07'36" E	L143	56.73	S 82°07'56" W	L178	773.37	N 89°32'16" E	L243	332.48	N 16°30'26" E
L47	148.80	N 89°07'36" E	L144	56.73	S 82°07'56" W	L179	773.37	N 89°32'16" E	L244	332.48	N 16°30'26" E
L48	148.80	N 89°07'36" E	L145	56.73	S 82°07'56" W	L180	773.37	N 89°32'16" E	L245	332.48	N 16°30'26" E
L49	148.80	N 89°07'36" E	L146	56.73	S 82°07'56" W	L181	773.37	N 89°32'16" E	L246	332.48	N 16°30'26" E
L50	148.80	N 89°07'36" E	L147	56.73	S 82°07'56" W	L182	773.37	N 89°32'16" E	L247	332.48	N 16°30'26" E
L51	148.80	N 89°07'36" E	L148	56.73	S 82°07'56" W	L183	773.37	N 89°32'16" E	L248	332.48	N 16°30'26" E
L52	148.80	N 89°07'36" E	L149	56.73	S 82°07'56" W	L184	773.37	N 89°32'16" E	L249	332.48	N 16°30'26" E
L53	148.80	N 89°07'36" E	L150	56.73	S 82°07'56" W	L185	773.37	N 89°32'16" E	L250	332.48	N 16°30'26" E
L54	148.80	N 89°07'36" E	L151	56.73	S 82°07'56" W	L186	773.37	N 89°32'16" E	L251	332.48	N 16°30'26" E
L55	148.80	N 89°07'36" E	L152	56.73	S 82°07'56" W	L187	773.37	N 89°32'16" E	L252	332.48	N 16°30'26" E
L56	148.80	N 89°07'36" E	L153	56.73	S 82°07'56" W	L188	773.37	N 89°32'16" E	L253	332.48	N 16°30'26" E
L57	148.80	N 89°07'36" E	L154	56.73	S 82°07'56" W	L189	773.37	N 89°32'16" E	L254	332.48	N 16°30'26" E
L58	148.80	N 89°07'36" E	L155	56.73	S 82°07'56" W	L190	773.37	N 89°32'16" E	L255	332.48	N 16°30'26" E
L59	148.80	N 89°07'36" E	L156	56.73	S 82°07'56" W	L191	773.37	N 89°32'16" E	L256	332.48	N 16°30'26" E
L60	148.80	N 89°07'36" E	L157	56.73	S 82°07'56" W	L192	773.37	N 89°32'16" E	L257	332.48	N 16°30'26" E
L61	148.80	N 89°07'36" E	L158	56.73	S 82°07'56" W	L193	773.37	N 89°32'16" E	L258	332.48	N 16°30'26" E
L62	148.80	N 89°07'36" E	L159	56.73	S 82°07'56" W	L194	773.37	N 89°32'16" E	L259	332.48	N 16°30'26" E
L63	148.80	N 89°07'36" E	L160	56.73	S 82°07'56" W	L195	773.37	N 89°32'16" E	L260	332.48	N 16°30'26" E
L64	148.80	N 89°07'36" E	L161	56.73	S 82°07'56" W	L196	773.37	N 89°32'16" E	L261	332.48	N 16°30'26" E
L65	148.80	N 89°07'36" E	L162	56.73	S 82°07'56" W	L197	773.37	N 89°32'16" E	L262	332.48	N 16°30'26" E
L66	148.80	N 89°07'36" E	L163	56.73	S 82°07'56" W	L198	773.37	N 89°32'16" E	L263	332.48	N 16°30'26" E
L67	148.80	N 89°07'36" E	L164	56.73	S 82°07'56" W	L199	773.37	N 89°32'16" E	L264	332.48	N 16°30'26" E
L68	148.80	N 89°07'36" E	L165	56.73	S 82°07'56" W	L200	773.37	N 89°32'16" E	L265	332.48	N 16°30'26" E
L69	148.80	N 89°07'36" E	L166	56.73	S 82°07'56" W	L201	773.37	N 89°32'16" E	L266	332.48	N 16°30'26" E
L70	148.80	N 89°07'36" E	L167	56.73	S 82°07'56" W	L202	773.37	N 89°32'16" E	L267	332.48	N 16°30'26" E
L71	148.80	N 89°07'36" E	L168	56.73	S 82°07'56" W	L203	773.37	N 89°32'16" E	L268	332.48	N 16°30'26" E
L72	148.80	N 89°07'36" E	L169	56.73	S 82°07'56" W	L204	773.37	N 89°32'16" E	L269	332.48	N 16°30'26" E
L73	148.80	N 89°07'36" E	L170	56.73	S 82°07'56" W	L205	773.37	N 89°32'16" E	L270	332.48	N 16°30'26" E
L74	148.80	N 89°07'36" E	L171	56.73	S 82°07'56" W	L206	773.37	N 89°32'16" E	L271	332.48	N 16°30'26" E
L75	148.80	N 89°07'36" E	L172	56.73	S 82°07'56" W	L207	773.37	N 89°32'16" E	L272	332.48	N 16°30'26" E
L76	148.80	N 89°07'36" E	L173	56.73	S 82°07'56" W	L208	773.37	N 89°32'16" E	L273	332.48	N 16°30'26" E
L77	148.80	N 89°07'36" E	L174	56.73	S 82°07'56" W	L209	773.37	N 89°32'16" E	L274	332.48	N 16°30'26" E
L78	148.80	N 89°07'36" E	L175	56.73	S 82°07'56" W	L210	773.37	N 89°32'16" E	L275	332.48	N 16°30'26" E
L79	148.80	N 89°07'36" E	L176	56.73	S 82°07'56" W	L211	773.37	N 89°32'16" E	L276	332.48	N 16°30'26" E
L80	148.80	N 89°07'36" E	L177	56.73	S 82°07'56" W	L212	773.37	N 89°32'16" E	L277	332.48	N 16°30'26" E
L81	148.80	N 89°07'36" E	L178	56.73	S 82°07'56" W	L213	773.37	N 89°32'16" E	L278	332.48	N 16°30'26" E
L82	148.80	N 89°07'36" E	L179	56.73	S 82°07'56" W	L214	773.37	N 89°32'16" E	L279	332.48	N 16°30'26" E
L83	148.80	N 89°07'36" E	L180	56.73	S 82°07'56" W	L215	773.37	N 89°32'16" E	L280	332.48	N 16°30'26" E
L84	148.80	N 89°07'36" E	L181	56.73	S 82°07'56" W	L216	773.37	N 89°32'16" E	L281	332.48	N 16°30'26" E
L85	148.80	N 89°07'36" E	L182	56.73	S 82°07'56" W	L217	773.37	N 89°32'16" E	L282	332.48	N 16°30'26" E
L86	148.80	N 89°07'36" E	L183	56.73	S 82°07'56" W	L218	773.37	N 89°32'16" E	L283	332.48	N 16°30'26" E
L87	148.80	N 89°07'36" E	L184	56.73	S						

BRIAR CHAPEL – General Application Requirements

1. LOCATION

Briar Chapel is located in northeastern Chatham County on US 15-501 just 5 miles south of Chapel Hill. The 1,589-acre site lies predominantly on the west side of US 15-501, which is currently being improved to four-lane divided highway status. In addition to the US 15-501 frontage, access to the site is provided by Taylor Road, Hubert Herndon Road, Andrews Store Road, and Manns Chapel Road. These multiple access points will ensure smooth traffic circulation to and from the development.

The site is within Baldwin and Williams Townships in the vicinity of some of the County's most intense land development located outside of the incorporated municipalities. This level of development is in conformance with the *Chatham County Land Development and Conservation Plan*, and reflects a regional trend of market demand and resulting increased growth on the perimeter of the larger employment centers of the greater Triangle region. The property currently is zoned RA-40, and it is believed that no conditional use permit has been granted previously for the property. The site is located within the WS-IV Protected Area of the reservoir watershed, allowing for up to 36% impervious surface (maximum of up to 24% in the Compact Communities zoning District).

Currently, the site consists primarily of forested land that has been farmed and timbered in the recent past. Several rural homesteads are on the property. The site topography is typical of the rolling hills of the North Carolina piedmont. Pokeberry and Wilkerson Creeks create the major drainage patterns through the property. Bennett Mountain, one of the areas identified in the *Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina (1992)*, is located on the edge of the property near Pokeberry Creek.

A Duke Power easement runs east-west through the site. A smaller power easement runs through the site near Hubert Herndon Road. A natural gas pipeline easement runs through the western edge of the property.

Nearby and adjacent developments include Polk's Landing, Fearington Village, Chatham Subdivision, Cole's Plaza, Chatham Crossing, and Twin Lakes Golf Course.

2. PROJECT DESCRIPTION

See Preceding Section

3. SITE PLANS AND DRAWINGS

Site Plans and Drawings attached in Appendix A

BRIAR CHAPEL – General Application Requirements (cont.)

4. START AND COMPLETION PROJECTIONS

A compact community such as Briar Chapel will take a number of years to develop and for the market to absorb. During the span of years that the community is being developed, changes in the economy may cause the phasing projections to alter.

Market research performed for the Briar Chapel project indicates that after the initial year market absorption will reach at least 300 units per year, and this number is used to project the development schedule for the community.

It is anticipated that site development will begin in late 2005.

The first phase would consist of:

- The entrances off US 15-501 and Andrews Store Road
- Basic infrastructure for about 1100 dwelling units (to be developed in sub phases related to the 300 unit/yr absorbtion)
- Wastewater treatment facilities
- Recreation center
- Residential development in neighborhood clusters

First residential occupancy would occur in late 2006.

There presently is a need for additional commercial enterprises and businesses in northeastern Chatham County, and this need will continue to increase with the completion of the improvements to US 15-501 and the build-out of Briar Chapel. However, it is expected that the commercial areas of Briar Chapel will be developed only after initial phases of residential development have been occupied. The actual timing of the commercial phases ultimately will be determined by market demand; however, in accordance with the Compact Community Ordinance at least 25% of the total planned commercial area will be developed before 75% of the total allowed dwelling units have received final plat approval, and at least 50% of the total planned commercial area will be developed before 90% of the total allowed dwelling units have received final plat approval.

Property set aside for the school, elevated water tank and other county facilities will be available as soon as the roads to their proposed locations are constructed.

To summarize, it is projected that development of the project will span approximately 9 to 10 years, and will be completed in about 2014; subject to market and economic conditions.

BRIAR CHAPEL – General Application Requirements (cont.)

5. STATEMENT OF JUSTIFICATION FOR REZONING and REFERENCE TO EXISTING COUNTY PLANS

The proposed rezoning of the Briar Chapel property to the Compact Community Conditional Use District with a Conditional Use Permit to allow a compact community is in conformance with the *Chatham County Land Development and Conservation Plan*, and is in compliance with the recently adopted Compact Communities Ordinance, which includes the subject property within the area identified as eligible for the Compact Community District designation. There is no alleged error in the Zoning Ordinance.

Development of the property is permitted under the present zoning classification and would result in hundreds of septic tank lots with no commercial businesses, no local road improvements, no civic spaces, no public open space, no stormwater management, no buffers, no recreational amenities, no trail system, no new school or other County facilities, and most importantly, no sense of cohesive community. Compared with what can happen under the existing zoning, the proposed development offers a very positive impact to the vicinity and the health, safety and welfare of the community.

[See also the references to the Land Development Plan set forth in item #6: Five Affirmative Findings, Finding #1, Section 2.]

For explanation of compliance with each section of the Chatham County Compact Community Ordinance, please refer to the Ordinance Compliance Response section of this submittal document.

BRIAR CHAPEL – General Application Requirements (cont.)

6. FIVE AFFIRMATIVE FINDINGS

Briar Chapel is designed in accordance with the requirements of the Chatham County Compact Communities Ordinance, and consequently meets the five affirmative findings that are necessary to grant approval of a Conditional Use Permit.

The following is offered in positive affirmation of the five findings.

Affirmative Finding #1: The proposed land use is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

1. Validation of Use in Zoning Ordinance –

The requested conditional use permit is eligible for the proposed site, in that:

- A compact community is a permitted use in the Compact Communities Conditional Use District.
- An application to rezone the site to the Compact Communities Conditional Use District is filed concurrently with the Conditional Use Permit.

2. Land Development Plan References –

The proposed Briar Chapel development is consistent with the *Chatham County Land Conservation and Development Plan* (the *Plan*) in a number of respects:

- A) The *Plan* identifies a land use category called “compact communities” and states: “To respect the traditional development patterns that are part of Chatham County’s heritage and character [small towns, mill villages, and crossroads communities], to reduce the need for costly infrastructure, to protect farmland and open space, to facilitate travel on foot, by bike, and by transit, and to promote a greater sense of community, the *Plan* supports development in compact communities.”
- The proposed Briar Chapel development is a “compact community” as described in the *Plan*.
 - The development is clustered into a central dense core with surrounding neighborhoods.

- Each neighborhood is within easy walking distance to a community center, public gathering space, improved open space, or some other focal point in order to promote social interactions, community spirit, pedestrian activities, and quality of life.
 - The development consists of a wide variety of land uses, including single-family homes, townhomes, apartments/condominiums, offices, retail and service establishments, restaurants, schools, public safety facilities, a library, public recreational facilities, neighborhood community centers, parks, trails and greenways, and preserved open space.
 - Homes in the community vary not only by type, but also by price and level of affordability.
 - Commercial development in the community is human-scale, not “strip development”.
 - The street pattern is an interconnected network resulting from a “grid” pattern being projected on the site’s existing topography. The “grid” is modified in order to preserve the site’s existing landforms, streams, and vegetation.
 - Sidewalks are to be along all streets, and a network of paths and trails will be woven throughout the open space to provide a thoroughly walkable and pedestrian friendly community. The pedestrian network is to include many paths that are also appropriate for use by bicyclists.
 - The “view from the road” is preserved with viewshed buffers, as well as through the implementation of lighting and signage standards that ensure the community will not be visually intrusive on adjacent roadways or neighboring properties.
 - A minimum 100-foot buffer is provided along the site’s perimeter edges that do not front streets.
 - The community’s location and availability of commuter parking supports the extension of public transit into the U.S. 15-501 corridor.
- B) The site is within the area identified in the *Plan* as appropriate for a compact community.
- C) Briar Chapel supports the policy objectives pertaining to compact communities as detailed in the *Plan*:
- *“Encourage development that includes a mix of uses.”*
 - Briar Chapel includes a wide variety of both residential and non-residential uses.
 - *“Site commercial uses along major highways in clusters at specific, designated locations; design these commercial sites to retain a rural crossroads or village character; and integrate these uses with other nearby development.”*
 - The largest commercial components of Briar Chapel are located along 15-501 near other development.

- The public infrastructure and population mass in the Briar Chapel vicinity make it an ideal location for commercial neighborhood activity centers.
- The design of the Briar Chapel commercial activity centers maintains the rural “view from the road”.
- *“Site commercial clusters/compact communities so that they might be able to be served by transit in the future, especially along 15-501 north of Pittsboro.”*
 - Briar Chapel’s concentration of residential density and commercial development adjacent to the highway will encourage the extension of mass transit into the U.S. 15-501 corridor.
- *“Site commercial clusters so that they extend up side roads off main thoroughfares rather than as strips along main thoroughfares.”*
 - While Briar Chapel’s major commercial centers are located adjacent to 15-501, they are oriented away from the highway and extend up side streets.
- *“Include consideration of housing diversity.”*
 - Briar Chapel includes a wide variety of housing types and ranges of affordability.
- *“Cluster new development near school sites and reserve future school sites in concentrated development areas.”*
 - Briar Chapel is located near existing and proposed school sites, and includes a new public school site and charter school site within the development.

D) Briar Chapel conforms with applicable major recommendations of the *Plan*:

- Major Recommendation #11--- *“Encourage shops and offices in Neighborhood Activity Centers within compact community corridors.”*
 - Briar Chapel includes a Village Center, a Village Market, and a Town Center in the US 15-501 compact community corridor. All three areas consist of a mix of uses, including shops and offices.
- Major Recommendation #17--- *“Implement a comprehensive plan and management framework for assuring water and wastewater systems viability so that development patterns, subdivision designs, and designation of economic development are based on sound soil and hydrologic science.”*
 - Briar Chapel will be a significant customer of the Chatham County water system, and will extend the public system infrastructure. Waterlines will be looped through the development to increase water pressure. A watertank site is to be provided within the community.

- The development will build a wastewater treatment and water reuse system to serve Briar Chapel and Herndon Woods. The system will utilize traditional tertiary treatment methods. Design and operation of the system meets current State requirements for wastewater treatment and management.
- Major Recommendation #19--- *“Evaluate the benefits and costs of establishing a county-wide Sediment and Erosion Control Ordinance.”*
 - The developer of Briar Chapel intends to utilize the strictest erosion control measures required by the State. The developer will have on-site construction management personnel dedicated to ensuring the control devices function at the highest level of efficiency. The development may serve as a prototype for the County to use in evaluating benefits and costs of sediment and erosion control measures elsewhere in the County’s jurisdiction.
- Major Recommendation #20--- *“Develop a program to promote water conservation and reuse measures.”*
 - Briar Chapel’s wastewater treatment system includes water conservation and reuse measures
- Major Recommendation #22 --- *“Integrate schools into neighborhoods, ensuring good road access, safety, and utility availability, and encourage new growth nearby.”*
 - A public school site and a charter school site are included within the Briar Chapel community. The sites have access onto Andrews Store Road, as well as direct connections to the County water system and the Briar Chapel community sewer system.
- Major Recommendation #23--- *“Use impact fees, impact taxes on new development, public dedication, adequate public facilities ordinances, and other strategies to help fund community facilities and programs, including schools, farmland protection and recreational and cultural facilities. Our goal is to ensure that new development pays for itself.”*
 - The Briar Chapel proposal includes the provision of land and infrastructure for two school sites, library site, recycling and refuse station, watertank site, satellite Sheriff’s office, and fire station and EMS location.
 - The County’s existing school impact fee of \$1,500 per dwelling unit will generate \$3.6 million for school construction by the project’s buildout.
 - In addition, Newland Communities has committed to pay a voluntary school impact fee of an additional \$2,000 per dwelling unit. These voluntary fees will generate an additional \$4.5 million by the project’s completion.
 - Altogether The Briar Chapel Community will provide a total of over \$8.1 million in capital funding for new school construction or expansion of existing schools.

- The Fiscal Impact Assessment for Briar Chapel indicates that the development will “pay for itself.”
 - Major Recommendation #25--- *“Plan for transit service, especially along the US 15-501 corridor.”*
 - Concentration of residential density and commercial activity at Briar Chapel will support future extension of public transit service down the 15-501 corridor.
 - Major Recommendation #26--- *“Review roadway design standards and revise as needed to ensure that the standards are the best match for the different types of development proposed in this plan, including support for pedestrian and bicycle travel, where appropriate and desired.”*
 - All Briar Chapel streets will include sidewalks. Paths, appropriate for both pedestrians and bicyclists, will be provided throughout the community’s open space.
 - Street designs will meet the NCDOT Traditional Neighborhood Development Standards, except in those outlying neighborhoods that are designed to feature a more rural character.
 - Major Recommendation #27--- *“Use site-based planning as a means of preserving the precious resources of Chatham County. Require that developers inventory the community resources existing on major proposals including botanical, historical, and water resources.”*
 - Botanical, historical, and water resources of Briar Chapel have been inventoried.
 - No federally protected plants or animals, or their habitats, have been found on-site.
 - A stream and wetland survey resulted in the identification of major streams and smaller tributaries. Perennial, intermittent, and ephemeral streams are to be buffered as required by the Compact Communities Ordinance. Wetlands are to be protected as required by federal law.
 - The locations of cultural and natural features included in the County inventory, as well as other features of interest, are mapped. As a result, the Briar Chapel development will preserve the portion of Bennett’s Mountain located on-site, a stone cistern, all cemeteries, specimen trees, significant landforms, and those historic structures (many are in ruins) that can be moved successfully to suitable locations on- or off-site.
- E) The *Plan* specifically recommends many of the land uses proposed for Briar Chapel as examples of uses to permit in compact communities. Those uses are single-family houses on small lots, townhouses, apartments, convenience stores, schools and other public facilities, offices, and shopping centers.
- F) Briar Chapel supports the value-based Goals identified in the *Plan*:

- *“More intensive land uses, e.g. commercial, high-density residential and industrial, are concentrated in or near Chatham County’s existing towns, in designated economic centers and in clustered and mixed use developments.”*
 - Briar Chapel is a clustered, mixed-use development between Pittsboro and Chapel Hill on the improved, four-lane Highway 15-501.
- *“ An increased proportion of land is preserved as open space in areas under development.”*
 - Nearly 50% of Briar Chapel is preserved dedicated open space.
- *“A wide variety of housing options (categories, densities, locations, and prices) is available.”*
 - As a compact community, Briar Chapel sets a new standard for residential development in Chatham County, as well as increasing the diversity of housing type, price, and density.
- *“The County’s land use planning emphasizes clustered and mixed use development.”*
 - Briar Chapel is a clustered, mixed-use development.
- *“Chatham County’s natural resources are identified, conserved, and protected.”*
 - The design process for Briar Chapel included the identification of on-site natural resources. As a result, streams are buffered and preserved; low impact stormwater management and intensive erosion control measures are to be utilized; existing landforms and natural vegetation are to be preserved; 938 acres of open space are to be provided; and the wastewater treatment system includes reuse irrigation.
- *“Chatham County’s surface and underground water resources are effectively protected.”*
 - No septic tank systems will be used at Briar Chapel. The adjacent Herndon Woods neighborhood, now on septic systems, will be allowed to be connect to the Briar Chapel sewer system.
 - The reuse water of the Briar Chapel wastewater treatment system is to be treated as required by State law to minimize or eliminate potential pollutants, and will be applied in a manner that will not impact the groundwater system.

- *“Natural scenic areas are preserved.”*
 - Viewshed and perimeter buffers are provided to maintain existing views into the site from adjacent properties and roadways.
 - Bennett’s Mountain and other significant topographic features on the property are to be preserved.
 - 838 acres are to be maintained as unimproved open space.
- *“The County supports high quality, community-based schools and develops the financial wherewithal to fund them.”*
 - Briar Chapel includes both a public school site and a charter school site.
 - In addition to the \$3.6 million in mandated school impact fees, the developer also will voluntarily pay additional funds at a rate of \$2000 per unit (\$4.5 million) for new school construction or expansion of existing schools.
 - (Please refer to Appendix E, Fiscal Impact Assessment, for additional information related to schools.)
- *“Preserved open space and improved recreational opportunities are provided.”*
 - 938 acres of open space are provided within Briar Chapel. A network of trails and paths connects the various areas and promote pedestrian and bicyclist activities.
 - Briar Chapel is to include a variety of both indoor and outdoor recreational facilities that are scattered throughout the community.
 - Briar Chapel includes a County Park facility.
- *“Historic assets are preserved.”*
 - Briar Chapel includes the preservation of existing cemeteries and those historic structures (many are in ruins) that can be moved successfully to suitable locations on- or off-site.
- *“Long-term transportation, water supply, wastewater, and solid waste facilities are provided to accommodate desired development and support environmental goals.”*
 - The Briar Chapel proposal includes a number of off-site street improvements (detailed later in this section), extension and “looping” of the County water supply system, the provision of a watertank site, the service of a private solid waste contractor and a wastewater treatment facility.
 - Briar Chapel will provide curbside trash & recycling services eliminating the need for residents to carry their trash to a pickup center.

If approved, the proposed Briar Chapel conditional use rezoning clearly will carry out the intent of the *Chatham County Land Conservation & Development Plan*. In doing so, the development will help to achieve the four Desired Outcomes stated in the *Plan*:

- *Balanced Growth* --- by clustering higher density residential and appropriate commercial development in areas of existing infrastructure in conformance with the Compact Communities Ordinance.
- *An Adequate and Diverse Housing Supply* ---by providing a wide range of housing types and prices, including affordable units.
- *Conserved and Protected Natural Resources* ---by preserving 838 acres of unimproved open space of a total 938 acres of open space, streams and their buffers, and natural vegetation; by utilizing low impact stormwater management measures; by employing water reuse technology; and by recycling construction waste and utilizing recycled building materials to the extent possible.
- *Commercial Endeavors* ---by incorporating a wide-range of commercial establishments at various locations within the development.

Affirmative Finding #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

1. Need and Desirability

- The need and desirability of the proposed compact community is evidenced by the *Chatham County Land Conservation and Development Plan* identification of compact communities as a development goal.
- Briar Chapel is designed to meet the requirements of the Compact Communities Ordinance, which was adopted to implement the *Plan*.
- Market surveys, as well as the success of other residential developments within the County, demonstrate the demand and need for a compact community in northeast Chatham County such as that proposed by this application.

2. Survey of Similar Uses

- Briar Chapel is the first compact community proposed in Chatham County, and so there is no similar use. However, there are other planned residential communities (i.e. The Preserve, Governor's Club, Fearrington Village) that have been successfully developed in the County.

3. *Public Provided Improvements* – Briar Chapel will provide the following:

- A public park and recreational facilities.
- A Chatham County Board of Education public school site and a charter school site.
- Locations are to be reserved for a Sheriff satellite office, a fire station, and an EMS station.
- The public water system will be extended through the development and “looped” to increase fire-fighting capability. Stormwater and other holding ponds will be available to the fire department for pumping.
- A community wastewater treatment facility will be constructed to serve the development.
- Off-site road improvements will be constructed as described in Finding #3.
- Over 50% of the site will be dedicated open spaces, including Bennett’s Mountain and areas along Pokeberry and Wilkerson creeks.
- Solid waste removal and recycling will be by a private contractor.
- Construction waste and clearing debris will be recycled as possible.

In addition to the above list of gifts and improvements, Newland Communities will continue to explore ways to reduce public service demands with Chatham County officials.

4. *Tax Considerations* – Please refer to Appendix E, Fiscal Impact Assessment.

5. *Employment*

Briar Chapel will create employment opportunities 1) during the construction phase, 2) through the inclusion of the non-residential uses within the development, and 3) by the introduction of additional businesses and new jobs in the community that will be created to serve the residents. Per the economic impacts shown in appendix E herein, approximately 1400 new construction jobs and 2400 permanent jobs will be created through the development of Briar Chapel.

Affirmative 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.

Chatham County strategic plans have encouraged and guided the many changes which have occurred in northeastern Chatham County. This is detailed in the “Statement of Justification” section of this report, and specific references to the Plan are made in Section 2 of Affirmative Finding #1. Briar Chapel is compatible with these changing conditions, and will in fact integrate the various components of change (a four-lane highway, upgraded water supply system, and isolated pockets of suburb development) into a community.

Development of the property is permitted under the present zoning classification and would result in hundreds of septic tank lots with no commercial businesses, no local road improvements, no civic spaces, no public open space, no stormwater management, no buffers, no recreational amenities, no trail system, no new school or other County facilities, and most importantly, no sense of cohesive community. Compared with what can be developed under the existing zoning, the proposed development offers a very positive impact to the vicinity and the health, safety and welfare of the community.

Most importantly, however, the proposed Briar Chapel development is consistent with the newly adopted Compact Communities Ordinance and supports the goals of the *Chatham County Land Conservation and Development Plan*. (See Finding #1 above.)

1. Emergency Services

- The public water system is to be extended and “looped” to provide better fire-fighting capability. Additionally, the project’s reuse water holding ponds and stormwater ponds will be available to the fire department for pumping.
- Locations are to be reserved for a Sheriff satellite office, a fire station, and an EMS station.
- (Please refer to Appendix E, Fiscal Impact Assessment, for funding of additional sheriff’s deputies, fire protection services, etc.)

2. Traffic Impact (Please see Appendix F, Transportation Impact Assessment – Excerpt. The full report is submitted as an addendum to this application, and incorporated here by reference. Copies are available in the Chatham County Planning Office.)

Briar Chapel is designed to disperse traffic through several access points in order to minimize potential negative impacts to the existing road network. As recommended by the Transportation Impact Assessment, performed by Kimley-Horn, Newland Communities will make the following phased road improvements, to the extent allowed and approved by the North Carolina Department of Transportation:

- US 15-501 and Mann’s Chapel Road - add northbound and southbound through lanes on US 15-501, extend the dual left turn lanes on Mann’s Chapel Road to provide 500 feet of full-width storage
- Lystra Road and Jack Bennett Road - add northbound right turn lane on Jack Bennett Road, install traffic signal when warranted
- Lystra Road and Farrington Road – add southbound right turn lane on Farrington Road (needed currently), modify signal phasing to split phase for Lystra Road

- US 15-501 and Vickers (Project Entrance) – construct separate left and thru/right lanes eastbound, install a traffic signal with pedestrian signals when warranted
- US 15-501 and Taylor Road – construct separate left and thru/right lanes eastbound and westbound, install traffic signal with pedestrian signals, when warranted extend northbound left turn storage on US 115-501 to provide 350 feet of full-width storage
- US 15-501 and Andrews Store Road - construct separate left and thru/right lanes eastbound and westbound, install traffic signal with pedestrian signals when warranted
- US 115-501 and Mt. Gilead Church Road - add westbound right turn lane on Mt. Gilead Church Road (needed for background traffic)
- Hamlet's Chapel Road and River Forest Road - install four-way stop
- Mann's Chapel Road and Andrews Store Road – extend right turn lane to provide 150 feet of full-width storage on Mann's Chapel Road
- Andrews Store Road and Project South Entrance – construct separate left and right turn lanes southbound, construct left turn and right turn lanes on Andrews Store Road, install traffic signal with pedestrian signals when warranted
- Andrews Store Road and Project Secondary South Entrance - construct separate left and right turn lanes southbound, construct left turn and right turn lanes on Andrews Store Road
- Mann's Chapel Road and Project North Entrance – construct separate left/thru and right turn lanes northbound, install four-way stop, install traffic signal with pedestrian signals when warranted

3. *Impact to surrounding Land Values*

As the compact community is deemed to be a desirable form of development in the *Chatham County Land Conservation and Development Plan*, and Briar Chapel is designed to conform to the Chatham County Compact Communities Ordinance, the development should have no negative impact to surrounding land values.

4. *Visual Impact & Screening*

- Briar Chapel is to have viewshed and perimeter buffers that conform to the Compact Communities Ordinance. With the buffers in place, the community will have little visual impact on adjacent properties and roadways.

- Briar Chapel Design Guidelines incorporate the proposed Chatham County Lighting Ordinance and the Planning Board adopted Commercial and Industrial Design Guidelines for Signage. These standards ensure that the development will have no negative visual impact on adjacent properties and roadways.

5. *Lighting*

- Briar Chapel Design Guidelines incorporate the proposed Chatham County Lighting Ordinance. (Please refer to Appendix C, Design Guidelines.)

6. *Noise*

- Restrictive Covenants will limit the times of deliveries and trash removal to normal daytime business hours (7 a.m. to 7 p.m.).
- Normal noise generated by the development is anticipated to be within reasonable decibel limits.

7. *Chemicals, Biological, and Radioactive Agents*

- The only chemicals to be used at Briar Chapel will be lawn fertilizers, which will be used in appropriate amounts as specified in the detailed agronomy report in appendix J herein. In the case of the landscape maintenance within common areas, these will be monitored carefully so as not to increase nitrogen loading in the streams. No radioactive materials will be utilized at this site.

8. *Signs*

- Briar Chapel Design Guidelines incorporate the Planning Board adopted Commercial and Industrial Design Guidelines for Signage. (Please refer to Appendix C, Design Guidelines.)

Affirmative Finding #4. The requested permit will be consistent with the objectives of the Land Development Plan.

1. *Nodal Development Considerations*

Briar Chapel is within the Compact Communities area designated in the *Chatham County Land Conservation & Development Plan*.

2. *Land Development Plan Reference* -- Please refer to Finding #1.

3. *Watershed Considerations*

The site lies in the WS-IV-PA district, which is a protected watershed of the Jordan Reservoir.

- Briar Chapel maximum impervious surface limitation meets the 24% allowed within Compact Communities.
- Streams are to be buffered as required in Compact Communities, and stormwater management will include low impact facilities. (Please refer to Appendix H, Stormwater.)

Affirmative Finding #5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Source and Requirements

Briar Chapel will be served by extension (at developer's cost) of the Chatham County water system. In addition Briar Chapel will be constructing a plus or minus million gallon water tank to supplement the county's system.

2. Wastewater Management

Briar Chapel is to be served by an on-site tertiary wastewater treatment plant, and a reuse irrigation system. The system will be provided by the developer, operated by a licensed private company, and regulated by the North Carolina Utilities Commission and the Division of Water Quality of the North Carolina Department of Environment and Natural Resources. (Please refer to Appendix L, Reclamation Facility and Appendix M, Spray Irrigation, for a more complete description of the wastewater treatment system.)

3. Access Roads

Access to Briar Chapel will be provided primarily by two connections directly to US 15-501, which currently is being widened to a four-lane divided highway by NCDOT. Secondly, access will be provided by one connection to Mann's Chapel Road, and four connections to Andrews Store Road. All internal roads will be designed and constructed to NCDOT standards, and will be turned over to DOT for public maintenance. Please see Finding #2 for a list of proposed off-site road improvements.

4. Stormwater Runoff

Please refer to Appendix H, Stormwater. The design of Briar Chapel will protect existing drainage patterns and comply with the Compact Communities Ordinance requirements, which exceed all applicable watershed protection regulations. (Please see Finding #4.)