

STATEMENT OF PURPOSE

Community Properties, Inc. (“CPI”) is applying to Chatham County for approval of a major subdivision, Meadowview PUD (the “Project”), with access to NC 87 and Old Graham Road, just northwest of Pittsboro. The Project is approximately 793.1 acres in size. This planned unit development will create an attractive community, including maintained meadows, neighborhood parks and a central amenity, all established harmoniously within a beautiful natural setting. The community will be located conveniently to Pittsboro, Chapel Hill, Apex, Cary and the Burlington area.

The property is in an unzoned portion of Chatham County where one-acre lots are allowed. The property could readily be approved for over 771 one-acre lots leaving no provision for open space or common area within the subdivision. However, CPI has a vision for a planned unit development that would create approximately 715 residential lots, ranging in size from 5,000 SF to just over an acre, thereby leaving approximately 475 total acres of open space, or approximately 60% of the total acreage. The open space will include manicured meadows and amenities and natural buffer zones so as to enhance wildlife habitats, protect existing streams and create natural buffers between the community and neighboring land owners. The open space area will be dedicated to the property owners association.

Meadowview PUD as planned will generate excess tax revenue that can be used by the County to defray and subsidize the county services cost of existing and future affordable housing in Chatham County that cannot pay for itself. The project will ultimately create new annual ad valorem tax revenue to Chatham County of approximately \$2,304,235 per year – compared to \$13,617.30, the current ad valorem tax revenue generated by the property in its current use.

This planned unit development promotes the intent of the Chatham County subdivision regulations by ensuring orderly growth and efficient development of land, in an unzoned portion of the County. The Chapel Ridge Golf Community is adjacent. Infrastructure including water and wastewater is available at the site. CPI is an established, reputable developer with a recent and impressive track record in the “Triangle Area” for high quality, attractive development that is a benefit to the region as a whole.

COMMUNITY SUMMARY

SITE LOCATION

The development site is located between NC 87 and Old Graham Road approximately five miles north of Pittsboro and approximately 15 miles southwest of Chapel Hill. It is situated mainly in Center Township (partially in Hadley Township) in Chatham County. The site is convenient to Pittsboro, Chapel Hill, Cary, Apex and the Burlington area (see attached location map).

The adjacent parcels to the south, east and west are primarily undeveloped or scattered large lot residential with some agricultural production. Chapel Ridge Golf Community is located to the north. Roadway connectivity between each project is provided with a central rotary at the Chapel Ridge Golf Clubhouse. The attached aerial map reflects existing structures observed within 2000 feet of the project boundary.

(Location, Overall Aerial Map, Site Aerial and Boundary Survey follows)

EXISTING FEATURES

The Project comprises portions of multiple tracts. Two of the tracts were previously owned by International Paper Company. Another was previously owned by Willamette Industries, Inc. All of these tracts have all been professionally timbered by prior owners over the years. However, the Willamette tract was not revegetated and natural succession is occurring (primarily scrub pine). Approximately 1000 feet of road frontage on NC 87 exists at the proposed entrance. NCDOT has already approved plans for turn lanes and an entrance at this location. Approximately 2100 feet of road frontage along Old Graham Road exists at the eastern entrance. The natural slope and elevation variation within the project is well suited for a planned residential community. Elevations range from 420 MSL to 590 MSL. Approximately 90 % of the site has slopes between 0 - 10%.

A portion of the southern boundary line runs with Brooks Creek. A passive open space buffer ranging from a minimum of 100' up to 400' has been provided from the creek centerline in this area. All of the intermittent blueline streams extending into the project have a minimum of 100 foot natural buffer along each side of the channel (200' minimum total). Two additional natural draws that are not identified as a blue line stream (most recent USGS map) have also been buffered in the Phase 2 & 3 area of the project.

Informational maps reflecting the existing site features are attached:

Applicant is aware of no historical features located on the portion of the property designated for development. However, Applicant has contacted the Chatham County Historical Association and offered it the opportunity to make a further review of the property in order to confirm this conclusion. The records of the State Historic Preservation Office reflect the existence of a structure referred to as the "F.T. Pugh House" located off the property. It is believed to be no closer than 600 feet from the property line of the Project.

(Natural & Historical Features Inventory Map, County Soils Survey Map, Slope Analysis, Elevation Banding, Vegetation Map, Letter to Chatham County Historical Association follow)

MASTER PLAN

Community Properties, Inc. is planning to build an attractive community with maintained meadows, horse rail fencing, walking trails, neighborhood parks, and a central community amenity. The central amenity will include a community clubhouse, shelter, multi-sport court, playground, tennis and pool facilities. The homesites will be single-family homesites, approximately 715. The lots will range in size from 5,000 sf to just over an acre. See attached Sketch Master Plan.

LAND ALLOCATION

The following is a detailed summary of each land use, the associated approximate acreage as well as the percentage each use comprises of total acreage:

Club House, and Amenities		7.4 acres (1%)
Single Family Homesites		246 acres (31%)
Min/Max homesite size	1/8 to 1 acre	
Average homesite size	1/3 acre	
Road Rights of Way		72.2 acres (9%)
Public roads	41,714 linear feet	
Private Roads	5,815 linear feet	
Open Space		474.9 acres (59%)
Meadows	261.2 acres (33%)	
Passive Open Space	206.3 acres (26%)	

Approximately 60% of the project area will be left in open space, of which 40% will be left passive with little disturbance. Open space project has been selected to enhance the viewshed from the residential lots and roadways. Passive open space has typically been provided to further enhance protection of natural drainage courses found within the project.

RESIDENTIAL SPECIFICATIONS

Restricted Covenants will be recorded at the time of final plat approval and will include building setback, square footage restrictions, etc.

(Sketch Master Plan, Amenity Concept Plan and Land Area Computation follows)

ROADWAY DESIGN

The project will access both NC 87 and Old Graham Road (SR 1520). All roads within the development shall be constructed to the pavement and base thickness requirements of the North Carolina Department of Transportation (NCDOT). With exception of Phase 5, all roads will be designed, constructed, and conveyed to the North Carolina Department of Transportation upon completion. The roads within Phase 5 will be constructed to NCDOT standards and maintained by the property owners association for that specific phase. Entrance gates may be provided to access Phase 5. All roadways will have a right-of-way width of at least 50' with curb and gutter. Entrance gates may be provided to access Phase 5. All road signs will be located within the right of way and will be intended to comply with applicable Chatham County standards.

A field meeting with Damon Webb, NCDOT was held on August 12, 2002 to determine if acceptable sight distances are available for all project entrances. Both access locations were found to be acceptable. Construction plans for the turn lanes and access to NC 87 have already been reviewed and approved by NCDOT. Construction of this entrance has been initiated in conjunction with the Chapel Ridge Golf Community

(Roadway Plan with typical cross sections follows)

(Traffic Assessment follows)

STORMWATER MANAGEMENT

The closest significant stream to the project is Brooks Creek (adjacent to the south), a tributary to the Haw River. Brooks Creek flows for approximately 4 miles to the east from the site prior to reaching the Haw River. The current classification within this area is WS IV Protected Area. All of the proposed uses are allowed within this watershed classification. A small portion of 100 Year floodplain along both Dry and Brooks Creek is located within the project. All floodplain lies within the passive open space.

In addition to the natural buffers previously mentioned along wet weather draws and intermittent streams, ample water quality structures are planned throughout the project. Wet ponds, extended dry detention basins, or shallow created wetlands will be sited at the head of many of the buffered channels as well as adjacent (off-line) to the buffered channels where smaller wet weather draws meet. All water quality features will meet the minimum County and State requirements.

Based upon an estimated maximum impervious footprint of 8,000 square feet per lot (walks, drive, home, etc.), the total impervious area for the project at final build out will be less than 22.6% of the entire site.

UTILITIES

Potable water supply will be provided by Heater Utilities. The water will be purchased in bulk from the Town of Pittsboro. A 16" and 12" line has been extended to the project. An elevated tank is currently being constructed within Chapel Ridge to provide adequate water pressure and fire flow capacity to both projects. CPI has no plans to utilize ground water as a potable water source for this project.

All wastewater will be treated at the adjacent Chapel Ridge WWTP to a tertiary level and effluent will be discharged by a spray irrigation system on both the Chapel Ridge golf course and meadows within Meadowview residential community. The Chapel Ridge WWTP has been sized and permitted to accommodate the development of both projects. A preliminary report evaluating the adequacy of the on-site soils (hydrogeology) is attached.

Electrical Service will be provided by CP&L.

Telephone Service will be provided by Sprint.

It is anticipated that cable television service will be supplied by Time-Warner Cable.

(Wastewater and Potable Water Projections, Water Distribution Plan and Sewer Collection Plan, Preliminary Hydrogeologic Report & Water Balance)

ENVIRONMENTAL INVENTORY

Soil and Environmental Consultants (S&EC) has completed detailed wetland delineation and site inventory. A Historical Records and Natural Heritage Program file search has also been completed. No federally protected plant or animal species were found within the project boundary. As mentioned previously, the vast majority of the property has been actively managed for timber production. Development of the project as proposed will establish maintained meadows and protected wooded buffers that have not been allowed to be established based upon prior land management.

A review of the Chatham County Natural Heritage Inventory has been conducted. The project does not appear to include any sites listed under the inventory. Planning Staff has made a preliminary confirmation of this conclusion.

(Soil & Environmental, P.A., Report follows)

COMPLIANCE WITH CHATHAM COUNTY SUBDIVISION ORDINANCE

The proposed Meadowview planned unit development meets all of the standards and goals of the Chatham County Subdivision Ordinance (the “Subdivision Ordinance”). An analysis of the purposes of the Subdivision Ordinance, the minimum standards of development and the special standards imposed for planned unit developments reveals that this Project meets all of the relevant purposes and meets or exceeds applicable standards. Because the Project is located in an area of the County that is unzoned, a conditional use permit is not required. Nor is any rezoning request necessary. The Subdivision Ordinance specifically allows for planned unit developments that include lots smaller than 40,000 square feet so long as the master plan meets the special development standards for planned unit developments set out in the ordinance.

Under the Ordinance, Applicant could obtain approval for a subdivision of approximately 771 one- acre lots with no available open space, no dedicated property and no amenities to offer to the residents. Instead, Applicant proposes a carefully crafted planned unit development that calls for approximately 56 fewer lots and proposes to dedicate approximately 475 acres to meadows or passive open space.

A review of the purposes of the Subdivision Ordinance leads to the conclusion that this Project should be approved. The purposes are set forth below along with a discussion of each.

*To protect and provide for the public health, safety and
general welfare of Chatham County. (Subdivision
Ordinance, Section 1.3A)*

The Project satisfies this purpose by converting commercially managed timber property into a beautiful residential community preserves trees and protects watersheds that could otherwise be eliminated or harmed. The pool and recreational facilities available for residents of the Project certainly provide health and welfare opportunities that are currently sparse or unavailable in the central part of the County. Further, the connectivity of this Project to the adjoining Chapel Ridge ensures that more residents will have access to the Chapel Ridge golf course without having to resort to driving on Old Graham Road or Highway 87. The existence of private pool and tennis facilities within the Project makes it unlikely that residents of the Project will tax similar public recreational facilities in the area. The welfare of the County is enhanced by streamside buffers that equal or exceed County requirements. The impervious surface amounts are well within limits. The amount of open space retained (approximately 60%) ensures protection and preservation of beautiful Chatham County land while simultaneously increasing the tax base and tax revenue to the county.

To provide for the orderly growth and efficient development of the County, to avoid overcrowding of the land and extreme concentration of population. (Subdivision Ordinance, Sections 1.3B, H and K)

The Project meets this goal by subjecting a large unzoned tract of property to the strictures and requirements of a planned unit development rather than subjecting the property to unplanned, piece-meal development. As a result, careful attention has been given in this proposal to elements that make residential development orderly and efficient. The roads, water, wastewater, erosion control, stormwater management and schedule of development have all been carefully planned precisely in order to make the development orderly and efficient. For example, the density of the development is less than would be the case if the Project were not a planned unit development. As a further example, the provision of potable water to the Project through the Town of Pittsboro and Heater Utilities presents an enormous benefit that prevents the drilling of 715 ground water wells and the resulting harsh demand on the water table.

To provide for coordination of subdivision streets with existing and/or planned streets and to insure an adequately planned street system avoiding sharp curves, steep grades and hazardous intersections. (Subdivision Ordinance, Sections. 1.3C, D and L).

The Project provides direct, public access from Highway 87 and Old Graham Road. It has minimal impact on any other existing roads. Coordination with the developers of Chapel Ridge has ensured that there will be connectivity between the adjacent subdivisions, as well as a connection for both subdivisions to highway 87. Traffic flow on Old Graham Road is anticipated to be orderly and safe. None of the new roads include steep grades or sharp curves. The only significant intersection is the intersection with Old Graham Road, the design of which has been or will be approved by the NC DOT. See road information attached above.

To provide for safe and adequate water and sewer systems (Subdivision Ordinance, Section 1.3E).

The water system source is Heater Utilities with water provided by the Town of Pittsboro. The wastewater will be treated by the Heater wastewater treatment plant at Chapel Ridge. The water and wastewater systems have been professionally designed. A detailed description of each can be found above.

To provide for the dedication of rights of ways for streets and utilities (Subdivision Ordinance, 1.3F)

All rights of way for streets and utilities will be dedicated to the proper public authorities or to the property owners association, as applicable.

Environmental Impact
(*Subdivision Ordinance, 5.2A(1)*)

The development program provides for the construction of up to 715 lots upon land that has previously been managed as timber land. The proposed use is compatible with the existing land condition. The lack of zoning enforcement within this area could allow more aggressive development of this property inclusive of mining, and other industrial applications. Additional buffering (100' each side in total) of all significant intermittent and perennial streams is proposed. Both dry and wet water quality structures will be constructed to detain and filter initial runoff from paved surfaces. There will be no irreversible or irretrievable environmental changes which would be involved should the Project be approved.

Economic Impact
(*Subdivision Ordinance, 5.2A(2)*)

The economic impact analysis is provided above under the section entitled "Fiscal Impact Analysis."

Recreational Amenities
(*Subdivision Ordinance, 6.5A(2)*)

Applicant intends to meet the recreational amenities requirements of the ordinance by paying the recreation fee contemplated by Section 6.5A(2)(b).

Special Development Standards for PUDS
(*Subdivision Ordinance, Section 8*)

The required information itemized in Section 8.2 is set forth above. All of the design standards of Section 8.3 are met as set out in the narratives and plans included herewith.

CONCLUSION

The Meadowview subdivision is positive growth for Chatham County. Taking all factors into consideration, Community Properties, Inc. requests that the application be approved in all respects.