

## 8.4. Finding #4

*“The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.”*

### 8.4.1. Land Development Plan.

### 8.4.2. Land Conservation and Development Plan Reference.

- a. The Chatham County Land Development Plan begins with three statements of the objective for balanced growth.
  - i. Benefits and burdens of growth are shared.
    1. The Williams Corner project will provide high-paying jobs to the area’s residents from its medical office and high-end retail establishments. The project will also provide office, health, and retail services to the area’s residents, thus keeping more jobs and services within the county and reducing the need to commute to jobs and services.
  - ii. Growth consists of a mix of different types of developments.
    1. This is a mixed-use development containing several different uses. This project will be a mix of residential, office, retail, health services, and community cultural uses.
  - iii. Developments are guided to suitable locations and are designed appropriately.
    1. The US 15-501 corridor north of Pittsboro is specifically intended for this type of development. In reference to the *“Compact Community Corridors.”*
- b. The Land Use Development Plan (LUDP) presents an approach that the county will be pro-active when there are issues of land change.
  - i. The developer of this project has taken the initiative to involve neighbors and local citizen groups in the development of this project. As a result, the Williams Corner development plan addresses concerns that have been raised by the public and, further, responds to concerns by adopting numerous suggestions offered by individuals and community groups. Input from the public has been a welcome addition to the process.

- ii. The developer is creating a group comprised of local developers intent on expanding Chapel Hill's bus system from the new UNC Park and Ride Facility (at the corner of US 15-501 and Old Lystra Road) to the Williams Corner medical buildings and further south as interest and need increase. Although this initiative is more than two years away, the developer is actively pursuing this course. ***"Major Recommendation #25"***
- c. The LUDP next cites six specific issues, three of which relate to this development.
  - i. Preserve both the form and function of the rural character.
    - 1. Although the retail area will alter the character of the region, the layout of the site and the design of the structures have been constructed with innovative specifications that will make the project very attractive.
    - 2. The residential section is meant to follow the "village cluster or other design approach recommendation."
  - ii. Encourage compact communities with a mix of activities as development occurs.
    - 1. The property is developed as a mix-use project and in such a way that the stores, shops, services, and homes are pedestrian-accessible. ***"Major Recommendation #11"***
    - 2. The developer has also anticipated mingling with the adjacent commercial development, Chatham Downs, and is pursuing the installation of a crosswalk between the projects.
  - iii. Encourage the long-term quality and availability of groundwater and surface water resources.
    - 1. This project will have one of the most advanced wastewater treatment systems in North Carolina. The water will be reused through irrigation of the landscaping and natural areas.
    - 2. The reuse of wastewater means the quality of the reusable water will have no detrimental effect on the ground or surface waters.

- d. This project helps Chatham County's goals as stated in the Land Use Development Plan.
  - i. The project is a major step in achieving the county's goal of more intense development in the area in which this project is located.
  - ii. The stated goal of clustered and mixed-use developments is forwarded.
  - iii. The development will meet and exceed state and county regulations concerning the protection of surface and groundwater.

#### 8.4.3. Watershed and Flood Consideration

- a. Per the Preliminary FIRM Map 3710977500J-July 13, 2005 the site is not located within a studied FEMA Flood Plain and thus is not subject to Flood Damage Prevention requirements.
- b. The project is meeting the Future Phase 2 NPDES Requirements and thus meets the Watershed Protection Requirements. Please reference the Stormwater Report for the requirements.