

Cole Place Phase III

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October 23, 2006

The Applicant and Development Team

IS Development Company, LLC is making application for this proposed development. The company is owned by Greg Isenhour and Russell “Rusty” Sparrow. Both Isenhour and Sparrow are residents of Chatham County and have been active in the local development and construction industry for a number of years.

Warren Mitchell of Mitchell Westendorf, PA, of Chapel Hill North Carolina, is providing engineering and design services.

Finding #1

Property Description

Cole Place Phase III is the last and final phase of a townhouse development located to the east of Cole Park Plaza. The original property was approximately 18.98 acres and was previously approved for a residential project in 1984 as part of the Hudson Cole Development project. The project was originally approved for approximately 135 townhouses, duplexes, and/or single-family patio homes of which 12 units were actually constructed. Since 2004 the Chatham County Commissioners have approved two modifications to the original Conditional Use Permit to include the construction of the Millennium Sports Club on approximately 5 acres and 28 townhouse units in the first phase and 28 additional units in the second phase. The property is bordered on the south by Park and Stay Mobile Home Park, on the North by Chatham County Waste and Recycling Center, on the west by Cole Park Plaza, and on the east by Oldham Heirs property.

Cole Place Phase III is located on the residual property of the original 18.98 acres. The residual property is approximately 9.24 acres. When combined with all of the previous development completed by IS Development the residual property has approximately 2.1 acres of residual impervious surface remaining.

The property lies within the WS-IV protected watershed area. This designation limits development of the property to 36% impervious surface restrictions.

Proposed Development

To date 56 townhouse units have been completed by IS Development Company. This request is to construct 16 additional units. At the time that previous applications were made, IS Development Company did not have enough sewer capacity to construct more than the 56 townhouse units previously approved. Since that time the company has

negotiated the purchase of additional sewer capacity to accommodate the construction of 16 additional units.

Construction improvements will include the addition of approximately 250 linear feet of private roads within the community and water, sewer, and storm drainage systems to accommodate the additional units

Setbacks for the perimeter of the property would follow Chatham County's current zoning ordinance. Internally the setbacks would be adjusted for zero side line and rear setbacks for the residential townhouse units which has been current practice in the previously constructed units. The front setback from the street would be 30' minimum.

Finding #2

1a - The Modification is Necessary. With the additional units, the total units in Cole Place when completed would be 84 units which is still less than the original 135 units that had been approved under the original conditional use permit. These units have proven to provide a vital need of affordable housing in Chatham County. Units have been occupied and purchased by all age groups. The most predominate group of purchasers in Cole Place has been first time home buyers. With an average selling price currently at \$154,000 the buyer has been able to purchase a townhouse unit averaging 1,500 square feet with a single car garage. As of this date, the profile of the owners within Cole Place are one or two person households. Less than 10 children live within Cole Place.

1b - The Requested Change is Desirable. As mentioned above, market demand and the selling of 56 units in a two year time period proves the desirability of the Cole Place subdivision.

2 – Survey of Similar Uses. When Cole Place was approved in 2003 with modifications there did not exist any other townhouse communities that provided the affordable housing component of Cole Place. Still, in the 5 mile proximity to Cole Place there are not any other projects that provide housing at this price.

3 – Public Provided Improvements. The impact on Chatham County services should be minimal. The roads are intended to be private. The property has reserved sewer capacity within the North Chatham Water and Sewer facilities. Since the construction of Phase I and with the construction of Phase II of Cole Place, infrastructure was completed by North Chatham Water and Sewer to tie the water system on to Chatham County water supply. This connection has been completed.

4 - Financial Impact. The financial impact of the proposed development on Chatham County would prove to be beneficial. Currently the property is assessed by the county at fair market value of approximately \$196,000. Once the additional phase is completed it should create a tax value of approximately \$2,400,000. As previously mentioned the units that have been sold to date have produced minimal impact on the Chatham County School System. The roads are privately maintained by the Homeowners Association and IS Development will be completing all of the infrastructure for water, sewer, and storm drainage. While Chatham County furnishes water for North Chatham Water and Sewer, it does so through a “bulk” meter. Chatham County is able to fees for additional water sold but will not have to service 16 additional water meters that will be installed for the project.

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.

2 - Traffic Impact is negligible with 16 additional units.

4 - Visual Impact would change from its current form with the clearing of land. The land area that will be disturbed for the additional units is minimal and will encompass approximately 1.5 acres or less of actual land disturbance. A natural wooded buffer will continue around the perimeter of the property.

5 - Lighting It will not be a problem to accommodate the lighting needs by means of low-impact lighting and most certainly to remain well within the Chatham County guidelines of 0.3 foot candles.

6 & 7 - Other Impacts are minimal. Noise should not be a concern due to the residential use. There would not be any hazardous waste and/or hazardous agents discharged on the site.

8 - Signage – No new signage is needed.

Finding #4 - Consistency with Land Development Plan

1 – Nodal Development Considerations – The proposed development is a less intense than the previously approved plan in 1984 that allowed for the construction of approximately 6 units per one acre of land.

2 – Land Development Plan Reference – This property is adjacent to and contiguous with other townhouse units that have been approved by the Chatham County Commissioners under a conditional use permit.

3 – Watershed – The property lies within the WS-IV protected watershed. The ordinance does not permit impervious surfaces over 36% of the total land area. The proposed development will conform to this ordinance and will actually have residual impervious surface remaining after the development is completed.

Finding #5 - Adequate Facilities

1 - Water source requirements are currently in existence on site through the North Chatham Water and Sewer Company system. This system/company purchases water from Chatham County.

2 - Wastewater Management will be provided through the private sewer system owned by North Chatham Water and Sewer Company. The capacity for the proposed development is in existence without extensions to the capacity of the treatment facility.

3 - Access Roads – There are not new access roads needed for the development.

4 - Storm Water Run-off is addressed in the plans attached and will be designed so as to coordinate the anticipated amounts of run-off given the amounts of impervious surface attributed to each individual site. Effort will be given to create storm water management and silt control through an integrated plan for the entire project. Please see the site plan submitted for location. These plans will be submitted to NCDWQ for approval.

Request of This Application

In general, this application is a request to modify the existing permit for this particular property as shown in the respective plan. The proposed construction of 16 additional unit will have little impact on county services. Demand for the townhouse units has been proven through the sales that have occurred during the past two years.

Schedule

IS Development will begin construction as soon as plans are approved and permits have been obtained from the necessary North Carolina agencies.

Summary

The addition of 16 townhouse units in Cole Place Phase III provides an answer for affordable housing in the free enterprise system. It provides for less intense development than what has previously been approved. Cole Place has proven to be a subdivision that meets the needs of Chatham County affordable housing the needs of the population. This project should be approved based on the merit of the success of the previous two phases of Cole Place.