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THE JOHN R. McADAMS COMPANY, INC.

February 28, 2006

Ms. Lynn Richardson
Land Use Administrator II
Chatham County Planning Department
Post Office Box 54
Pittsboro, North Carolina 27312

Re: **Revised Application**
Lystra Gardens
SPEC-05280

Dear Mr. Richardson:

Enclosed is a revised application sheet that identifies The John R. McAdams Company, Inc., as Traffic Engineer for the project and the proposed Traffic Analysis and Impact Fee amount.

Sincerely,

THE JOHN R. McADAMS COMPANY, INC.

Michael Probst
Senior Planner, Land Planning Group

MP/lsw

Enclosure

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8.3. Finding #3

“The requested permit will not impair the integrity or character of the surrounding and adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.”

8.3.1 Emergency Services

The plan designed for Lystra Gardens will meet fire protection requirements, such as hydrant placement and emergency vehicle access. Law enforcement and Rescue 911 have been consulted and will comment as to requirements after Site Plans have been submitted.

8.3.2 Traffic Analysis by: The John R. Mcadams Company Inc., Transportation Department

The proposal development currently consists of 139 single-family residential units and is expected to generate 104 p.m. peak hour trips with a 24-hour two-way volume of 1,370 vehicles per day (VPD). Based on 2003 NCDOT traffic counts, Lystra Road has an average daily traffic (ADT) of 2,900 VPD near the intersection of US 15-501. NCDOT calculates capacity at 12,000 VPD for a facility of this type; therefore, with the addition of proposed development traffic, the capacity along Lystra Road will remain well within acceptable limits. Site traffic will mainly consist of residential passenger car traffic with the peak traffic volumes occurring between 7-9 a.m. and 4-6 p.m. during the weekday. With the addition of the proposed development, changes to the existing speed limit will not be necessary. Given the available roadway capacity on Lystra Road, no roadway improvements will be necessary from a capacity standpoint.

8.3.3 Impact to Surrounding Land Values

The proposed Lystra Gardens Subdivision will not have any negative impacts on surrounding land values. The proposed high quality homes that are planned for this project fit in value with the adjacent developments, such as the Governor’s Club. The surrounding land values will be enhanced by this proposed subdivision.

and has reserved capacity for this project. The proposed Subdivision street system will be installed and maintained by the developer.

The Lystra Gardens Subdivision, with a proposed 139 lots, will yield additional students that will need to be accommodated within the County school system. The North Carolina Department of Public Instruction estimates that there will be approximately 1.5 students per household. Over the next 3-5 years during project build-out, 210 new students can be anticipated; therefore, additional space and transportation will be needed in the public school system.

8.2.4 Tax Considerations

The anticipated tax revenue generated from the Lystra Gardens Subdivision is estimated to be approximately \$523,000 per fiscal year. This revenue is based on calculating the current tax rate of \$0.85 per \$100 of value to an average home value of \$450,000. Each home is designed to accommodate up to two automobiles at an assessed value of \$30,000 per household. The taxes on these automobiles will produce an annual tax value of \$27,000. The County has a one-time impact fee for schools of \$1,500 per building. This fee can generate \$210,000 for school building in the area. \$ 2900 \$ 463,000

Revising this Subdivision design to a standard subdivision of 40,000 s.f. lots would result in the loss of the permanent open space, a 30-40 lot reduction, and loss of potential tax revenues. The County would lose \$152,000 in potential revenues and the loss of 40 lots.

8.2.5 Employment

The proposed Lystra Gardens Subdivision will have ongoing services requiring local contractors. These would include landscaping, managing and operating the wastewater facility, managing the community water system, and removing solid wastes.