

Fearrington Place

Rebuttal By
Walter R.
Robertson

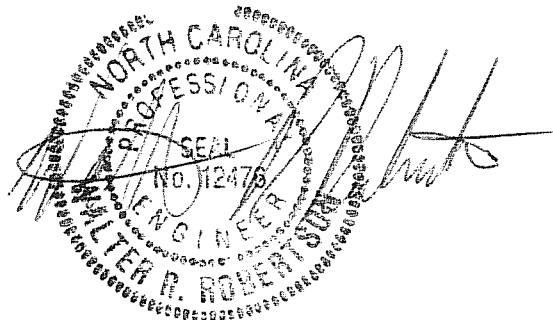
5-15-2006

To whomever it may concern:

I, Walter R. Robertson, a registered professional engineer do by attest to the following findings:

- 1) On May the 9th of 2006, I took light readings at both the front and rear of my house, 94 Donald Drive, Pittsboro, NC, 27312. On the light meter that I was using there was no reading, the light level was below 1FC. The skies were clear. The readings were taken between 8:30PM and 9:30PM.
- 2) On May the 10th of 2006, I took light readings at both the front and rear of my house, 94 Donald Drive, Pittsboro, NC, 27312. On the light meter that I was using there was no reading, the light level was below 1FC. The skies were clear. The readings were taken between 5:30AM and 6.15AM.
- 3) On May the 14th of 2006, I took light readings throughout both Kentview North and Kentview South. On the light meter that I was using there was no reading, the light level was below 1FC. The skies were mostly clear. The readings were taken between 7:30PM and 9:30PM.
- 4) On May the 15th of 2006, I took light readings in both Kentview North and Kentview South. On the light meter that I was using there was no reading, the light level was below 1FC. The skies were mostly clear. The readings were taken between 5:30AM and 5:45AM.
- 5) On May the 9th of 2006, I took noise readings at both the front and rear of my house, 94 Donald Drive, Pittsboro, NC, 27312. On the noise meter that I was using there was no reading, the noise level was below 50DB. The skies were clear. The readings were taken between 8:30PM and 9:30PM.
- 6) On May the 10th of 2006, I took noise readings at both the front and rear of my house, 94 Donald Drive, Pittsboro, NC, 27312. On the noise meter that I was using there was no reading, the noise level was below 50DB. The skies were clear. The readings were taken between 5:30AM and 6.15AM
- 7) On May the 14th of 2006, I took noise readings throughout both Kentview North and Kentview South. On the noise meter that I was using there was no reading, the noise level was below 50DB. The skies were mostly clear. The readings were taken between 7.30PM and 9:30PM.
- 8) On May the 15th of 2006, I took noise readings in both Kentview North and Kentview South. On the noise meter that I was using there was no reading, the noise level was below 50DB, except at the corner of Kentview Drive and Morris Road when there were 3 cars on US 15-501, and it would register 62DB. The skies were mostly clear. The readings were taken between 5:30AM and 5:45AM.

In my professional opinion, the addition of a " Strip Mall" will add both measurable lighting and noise to this community at levels that residents of this community will find undesirable and not in keeping with a rural setting.



5/15/06

5-14-2006

Description of items indicated on the map. The map is not to scale but distances given below are those measured by automobile from Morris Road.

- A) There is area in Briar Chapel designated as commercial, it is less than .4miles.
Described as " Town Center/ Village Market"
- B) There is a Harris Teeter that is about to open, 2.6 miles
- C) There is Lowe's Food Store and a CVS Drug Store, 3.6 miles
- D) There is a Citgo convenient store/gas station, 3.6 miles
- E) There is a BP convenient store/gas station, 3.6 miles
- F) There is a Texaco convenient store/gas station, 3.8 miles
- G) There is a convenient store/gas station, 6.1 miles
- H) There is a new fresh market store being opened in Pittsboro, approximately 8 miles
- I) There is a Phillips 66 convenient store/gas station, 4.8 miles
- J) There is an Exxon convenient store/gas station on this corner, .4 miles
- K) This is a cell tower (approximately 30' x 30"), could be considered emergency,
as it is the only phones that normally work during power outages.
- L) North Chatham Fire Station, emergency not commercial
- M) Sawyer Termite, the only commercial in the area, does not enter onto Morris Road
- N) Weaver Street Market in Southern Village is approximately 6.2 miles

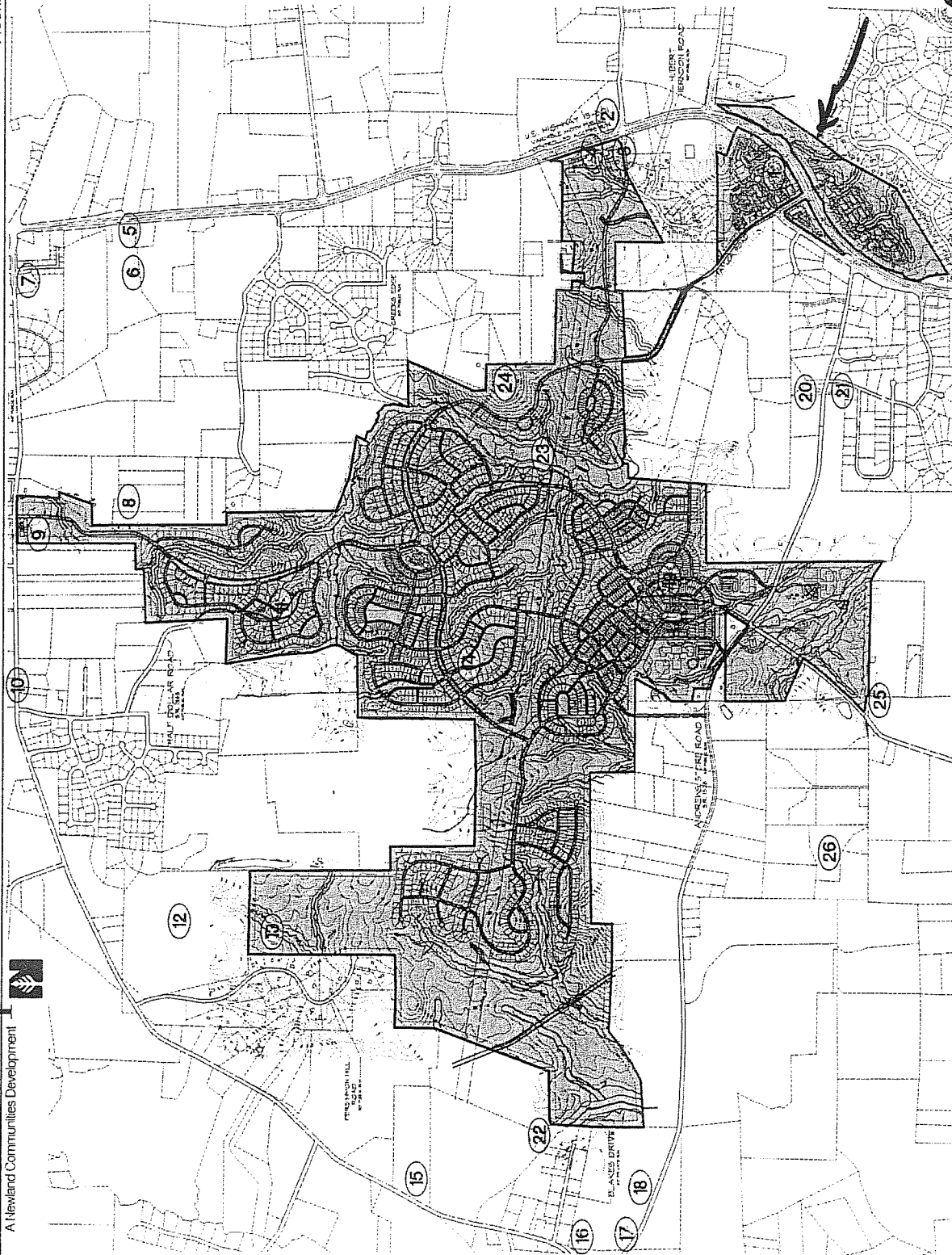
Briar Chapel

A Newland Communities Development



FIGURE 4: HISTORIC STRUCTURES AND CEMETERY MAP

1" = 1600'



LEGEND	
1.	HISTORIC STRUCTURE (HOUSE)
2.	HISTORIC STRUCTURE (HOUSE)
3.	HISTORIC STRUCTURE (HOUSE)
4.	SINGLE GRAVE SIT
5.	HISTORIC STRUCTURE (HOUSE)
6.	CLM: HRY (DOLLAR)
7.	HISTORIC STRUCTURE (HOUSE)
8.	HISTORIC STRUCTURE (HOUSE)
9.	SINGLE GRAVE SHT
10.	CEMETERY
11.	CEMETERY (BLAKES)
12.	HISTORIC STRUCTURE (HOUSE)
13.	CEMETERY (NORWOOD)
14.	STONE WALL / CISTERN
15.	HISTORIC STRUCTURE (TOBACCO SHED)
16.	HISTORIC STRUCTURE (HOUSE)
17.	HISTORIC STRUCTURE (HOUSE)
18.	CEMETERY (FARRAR)
19.	CLM: HRY (NATIVE AMERICAN)
20.	CEMETERY (DURHAM)
21.	CEMETERY (DURHAM SLAVE)
22.	WILKINSON CREEK
23.	POKEBERRY CREEK
24.	BENNETT MOUNTAIN
25.	CEMETERY (NORWOOD)
26.	CEMETERY (SLAVE)

Proposed and Approved and zoned less than 1/2 mile



EDWIN S. SHADAMS COMPANY, INC.

5-14-2006

Description of items indicated on the map. The map is not to scale but distances given below are those measured by automobile from Morris Road.

- A) There is area in Briar Chapel designated as commercial, it appears that this will be less than 2 miles.
- B) There is a Harris Teeter that is about to open, 2.6 miles
- C) There is Lowe's Food Store and a CVS Drug Store, 3.6 miles
- D) There is a Citgo convenient store/gas station, 3.6 miles
- E) There is a BP convenient store/gas station, 3.6 miles
- F) There is a Texaco convenient store/gas station, 3.8 miles
- G) There is a convenient store/gas station, 6.1 miles
- H) There is a new fresh market store being opened in Pittsboro, approximately 8 miles
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- K) This is a cell tower (approximately 30' x 30"), could be considered emergency, as it is the only phones that normally work during power outages.
- L) North Chatham Fire Station, emergency not commercial
- M) Sawyer Termite, the only commercial in the area, does not enter onto Morris Road
- N) Weaver Street Market in Southern Village is approximately 6.2 miles

that blends with Fearrington Village. The developer will have an architectural review committee charged with implementing design standards.

Signage will be subject to the Chatham County sign ordinance limitations as well as a uniformity standard for "on-building" signage.

I hope this helps.

Please feel free to follow up with any questions or concerns.

----- Original Message -----

From: "Randy Robertson" <rrobertson@aeieng.com>

To: <robinson@bradshawrobinson.com>

Sent: Tuesday, May 09, 2006 8:41 AM

Subject: Fearrington Place

- > This is to confirm our conversation that transpired in your office on April
- > 15st, 2006.
- > Please feel free to comment or disagree.
- > The concerns that I had:
- > Why a service station, it doesn't meet the " Fearrington Village "
- > image?
- > Why a laundromat, it doesn't meet the " Fearrington Village " image?
- > Why wasn't an economic study done on the surrounding housing?
- > What will be done to buffer the idling diesels engines at the rear of
- > the 81,000
- > sq ft main building?
- > How will we be assured of what the buildings will look like?
- > How and who will control the signage?
- >

X-Sieve: CMU Sieve 2.2
From: "Nick Robinson" <robinson@bradshawrobinson.com>
To: "Randy Robertson" <rrobertson@aeieng.com>
Cc: "Scott Thomas" <scott@remaxchatham.com>,
"Mark Ashness" <mark@cegrouppinc.com>
Subject: Re: Fearington Place
Date: Wed, 10 May 2006 19:24:20 -0400
X-Mailer: Microsoft Outlook Express 6.00.2800.1437
X-PMX-Version: 4.7.1.128075, Antispam-Engine: 2.3.0.1, Antispam-Data: 2006.5.10.153111
X-PerIMx-Spam: Gauge=IIIIII, Probability=7%, Report='LEO_OBFU_SUBJ_RE 0.1,
__CP_MEDIA_BODY 0, __CP_NOT_1 0, __CT 0, __CTE 0, __CTYPE_CHARSET_QUOTED 0,
__CT_TEXT_PLAIN 0, __HAS_MSGID 0, __HAS_MSMAIL_PRI 0, __HAS_X_MAILER 0,
__HAS_X_PRIORITY 0, __MIME_TEXT_ONLY 0, __MIME_VERSION 0, __SANE_MSGID 0'
X-Virus-Scanned: by AMaViS perl-11

Dear Mr. Robertson:

I appreciate your email message describing the concerns that you voiced at our meeting on April 21, 2006 (I checked our office calendar).

We have been receiving comments from folks about issues and concerns regarding the possible uses. I'm sure we will continue to receive such concerns (pro and con). Once we have heard all of the concerns, we will meet with Mr. Fearington and the development team to determine how to respond officially.

In the mean time, though, I can respond as follows.

As to service stations, we are still reviewing the possibilities there. Of course, we do not want a traditional auto repair facility. However, a well designed station and store, subject to developer control and review of the architectural standards, might fit well.

As to a laundromat, we will request that "laundries and laudromats" be excluded from the list. We will leave "dry cleaners" in the list of acceptable uses. Your point is well taken.

The issue of surrounding property values will be addressed at the public hearing. In part because of the extensive buffering we have imposed as well as market conditions in general, we are confident that surrounding property values will not be negatively impacted.

As to idling diesel engine sounds and other sounds associated with the project, we have designed extensive 12'-15' berming where there is not a natural wooded buffer. The berming and natural areas will significantly cut down volumes. In addition we will regulate service driveway delivery times so that they are during reasonable hours.

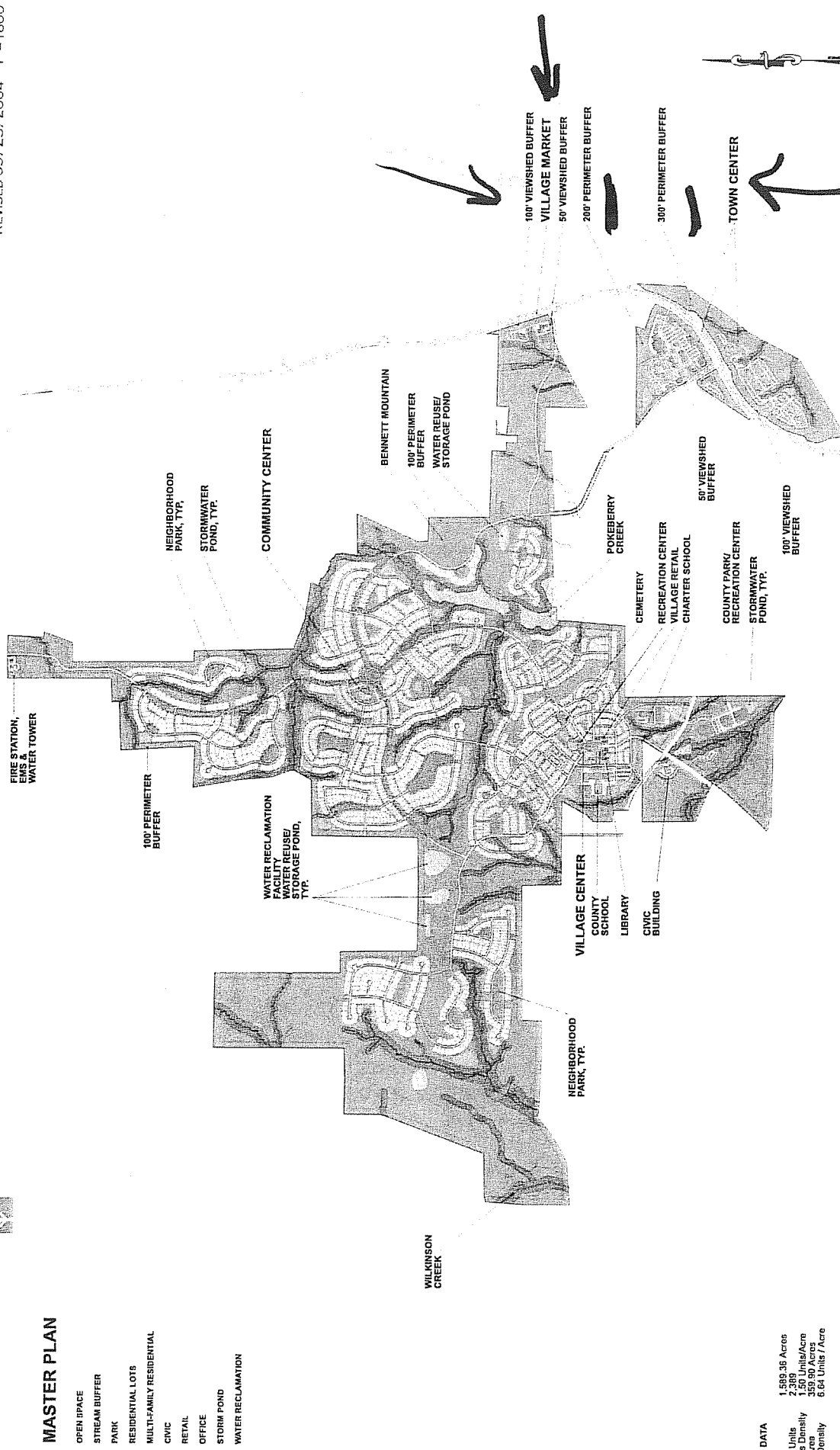
As to building appearance, the developer has architectural renderings that will be presented. The developer wants this to be an attractive project

Almost
1 month to
get a reply

Briar Chapel

A Newland Communities Development

FIGURE 10: MASTER PLAN
REVISED 09/23/2004 1" = 1600'



MASTER PLAN

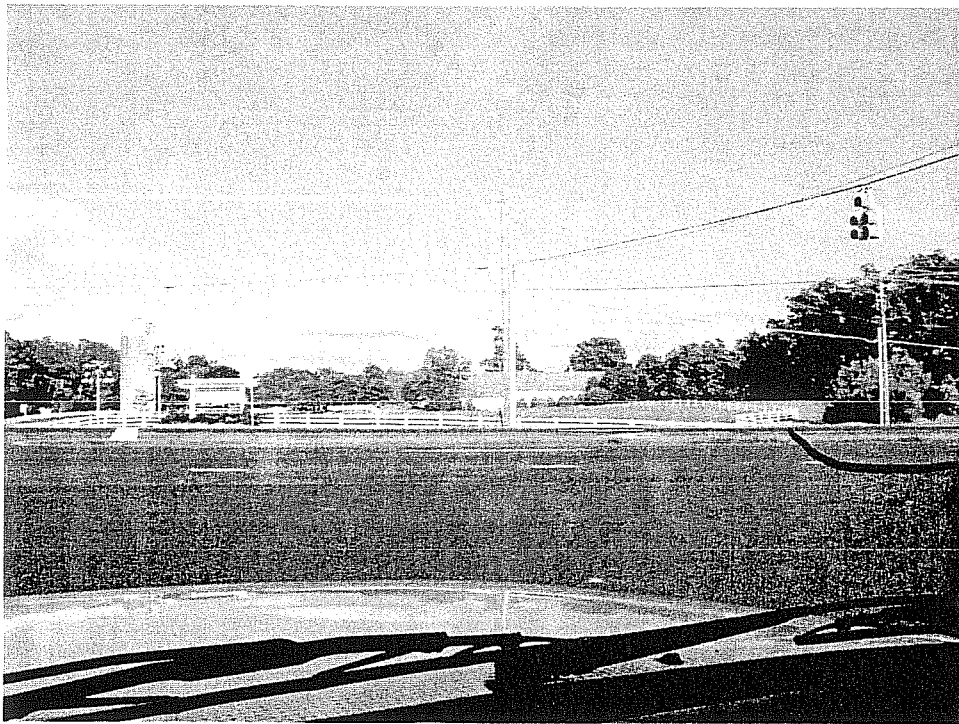
- OPEN SPACE
- STREAM BUFFER
- PARK
- RESIDENTIAL LOTS
- MULTI-FAMILY RESIDENTIAL
- CIVIC
- RETAIL
- OFFICE
- STORM POND
- WATER RECLAMATION

SITE DATA

Area	1,590.36 Acres
Total Units	2,289
Gross Density	1.50 Units/Acre
Lot Area	359.50 Acres
Net Density	6.64 Units/Acre



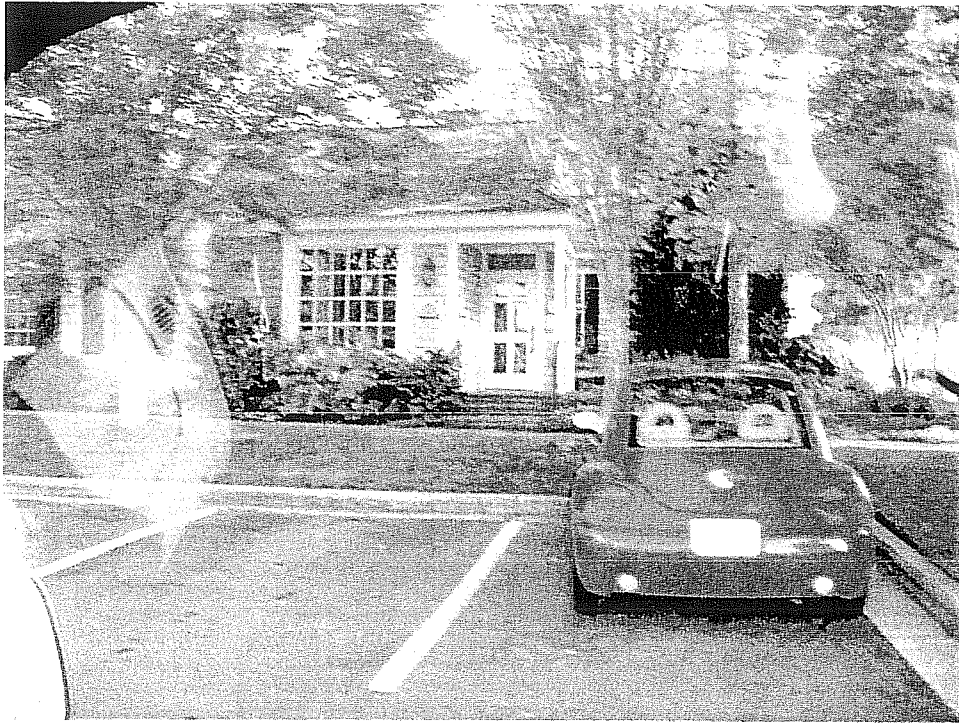
THE JOHNSON MCDERMOTT COMPANY, INC.



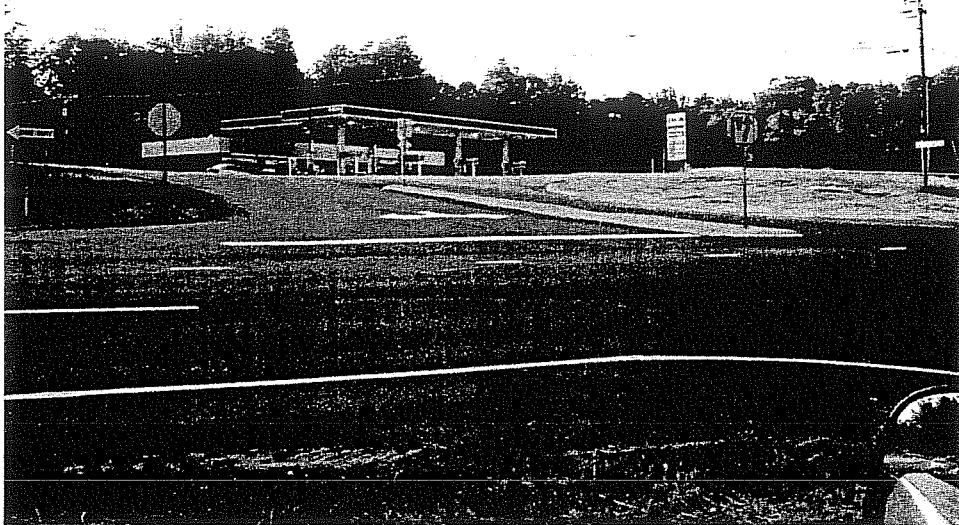
THIS IS WHAT WAS REFERRED TO AS COMMERCIAL CORNER



FERRINGTON VILLAGE SMALL PARKING LOT MAINTENANCE



Fearring
Village
shops



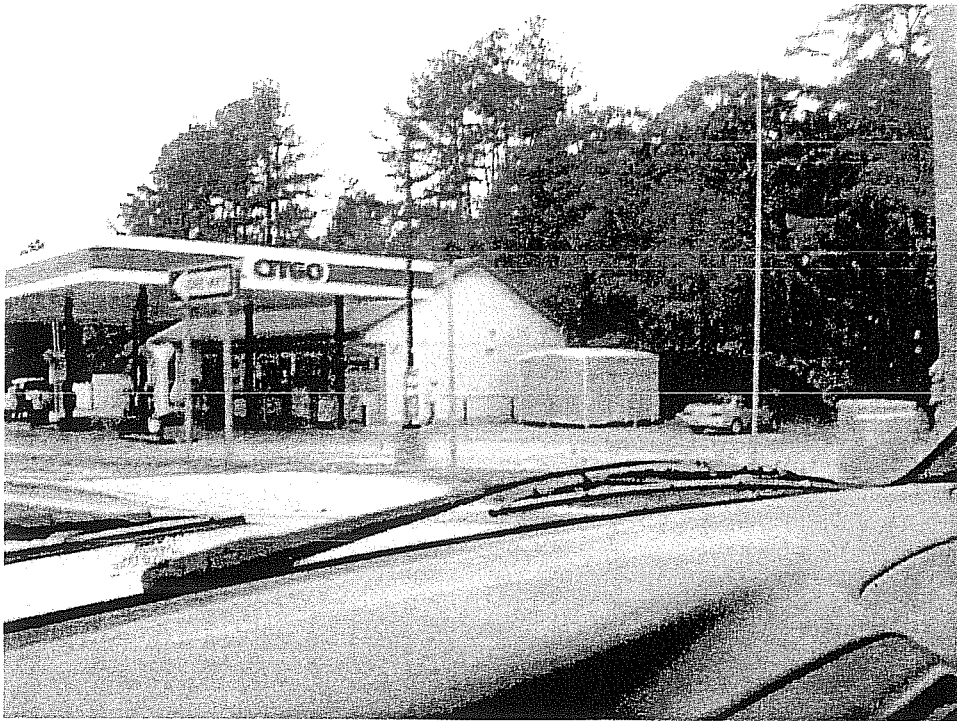
The Exxon
• 4 mile
from
Morris
ROAD



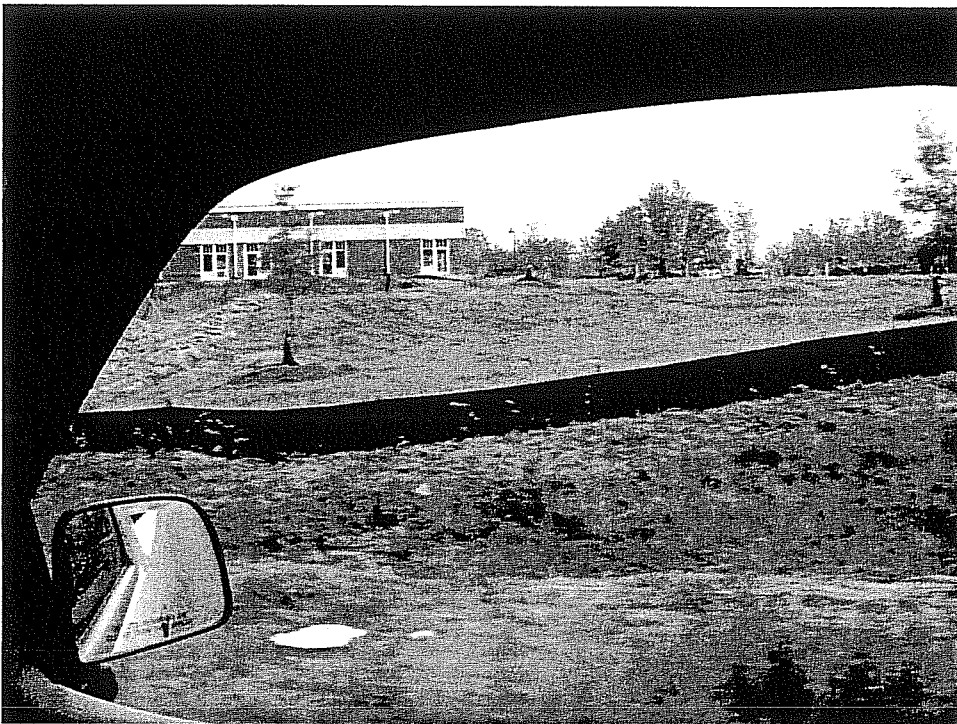
Fearring
Village
Farmer's
market



SIGN
IN FRONT
OF
COLE PARK
PLAZA



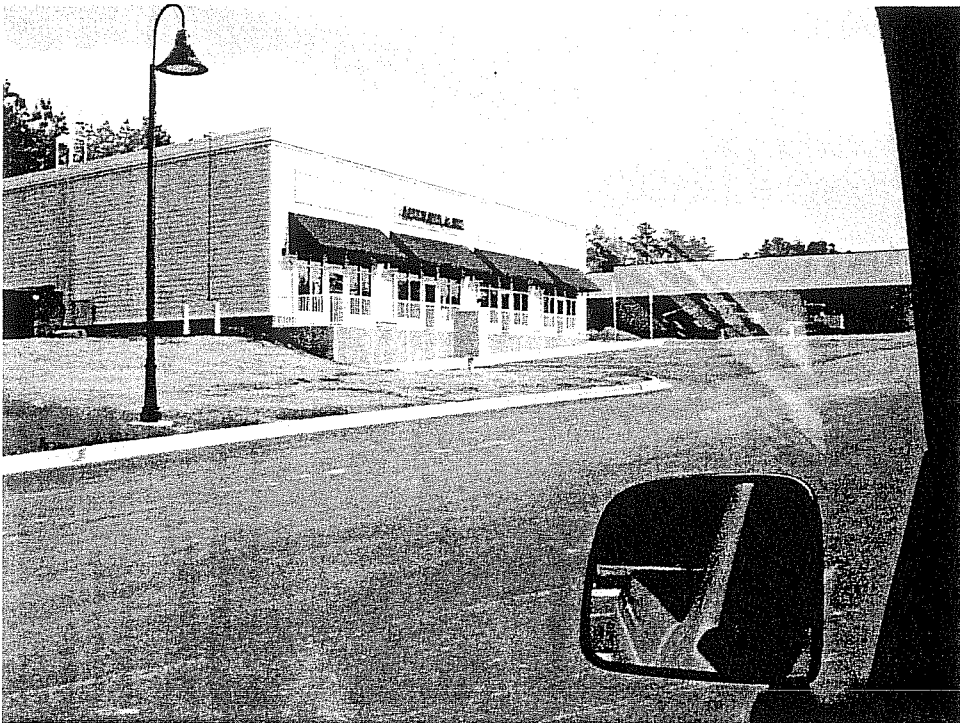
IN FRONT
OF COLE
PARK



Land
Scaping
At
Williams
Crossing



- Dead
Land
Scaping
at
Williams
Crossing



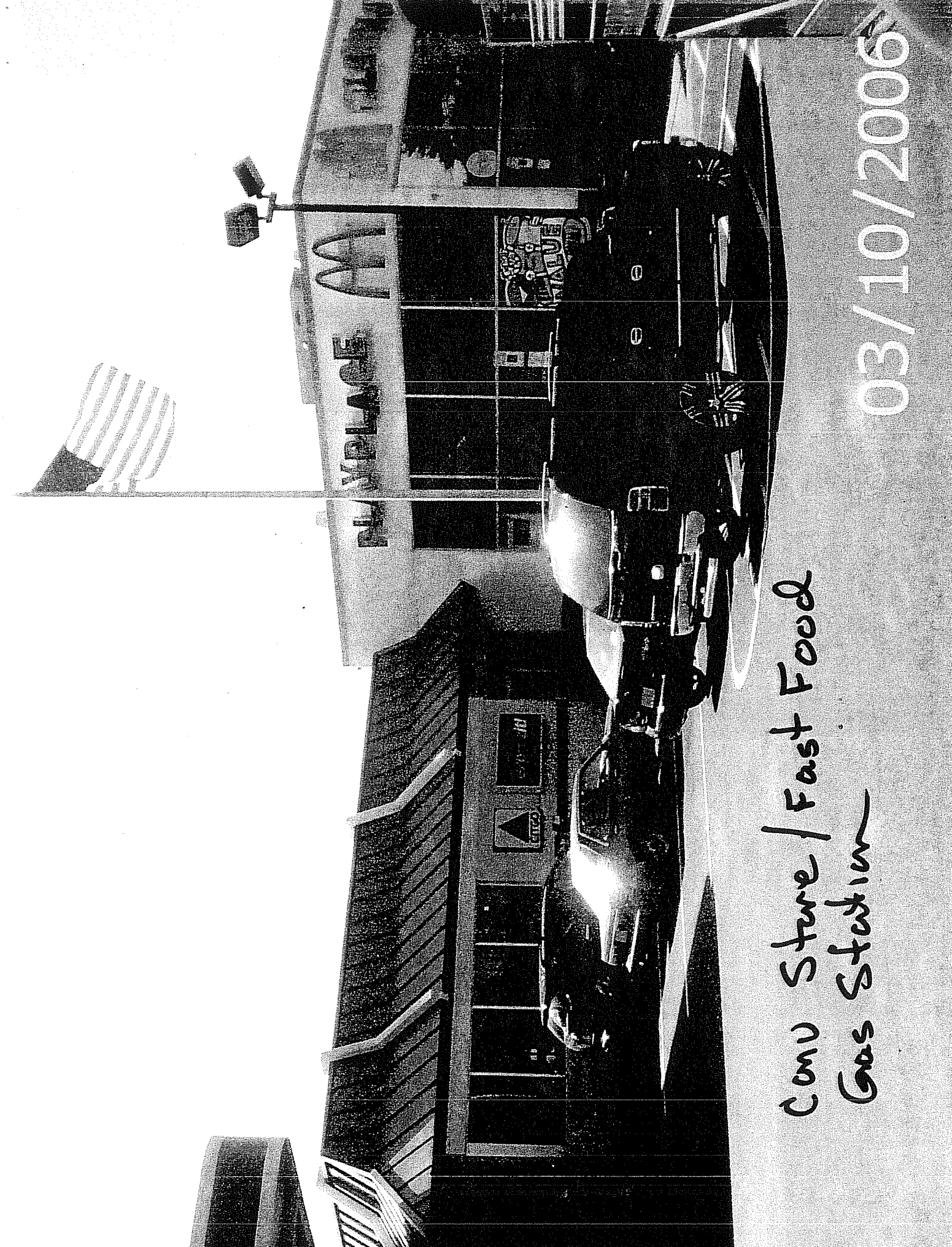
3 out of
4 empty
out parcels
at Williams
Crossing



3 out of
4 empty
AT
William
Crossing



Mr. Fearrin
Land

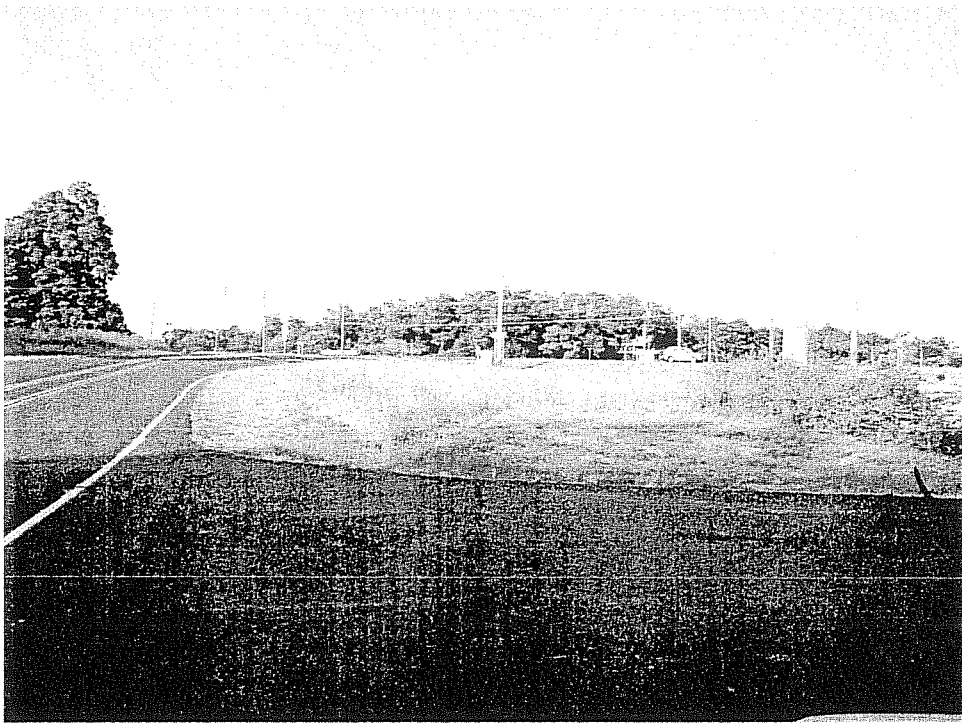


Conv Store / Fast Food
Gas Station

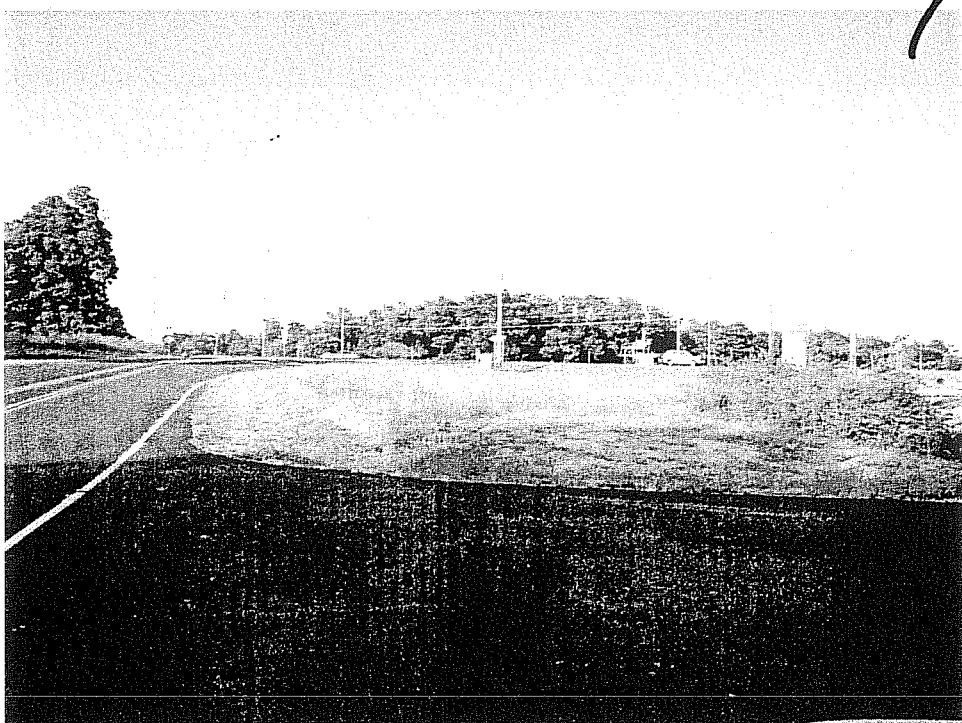
03/10/2006



Cono Store / Fast Food / Gas Station

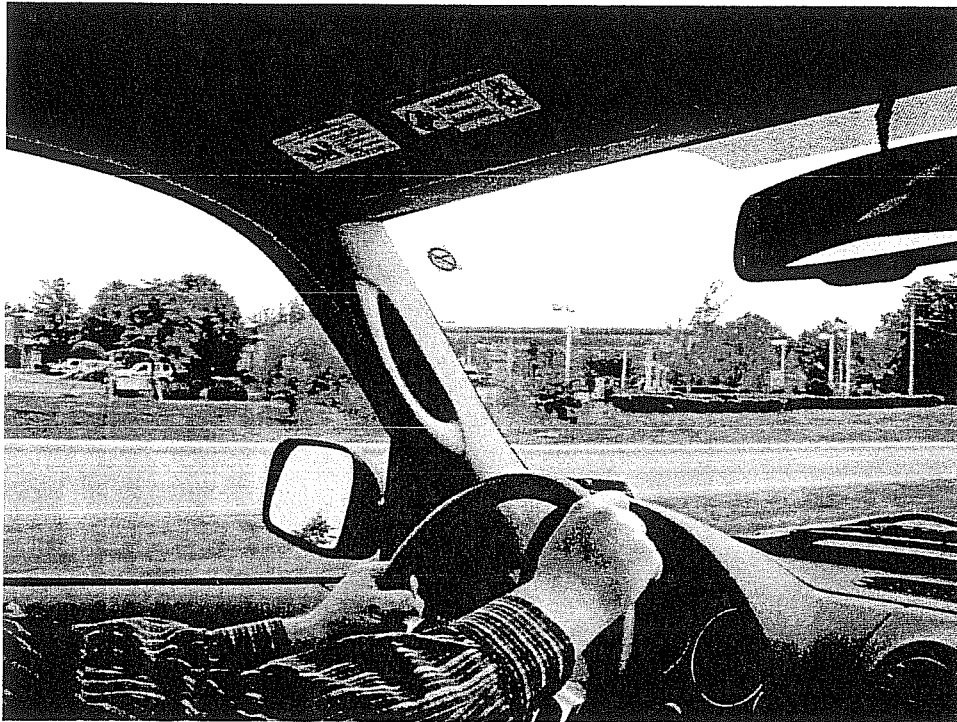


Mr
Fearing
Landing
Front of
Fire
Station

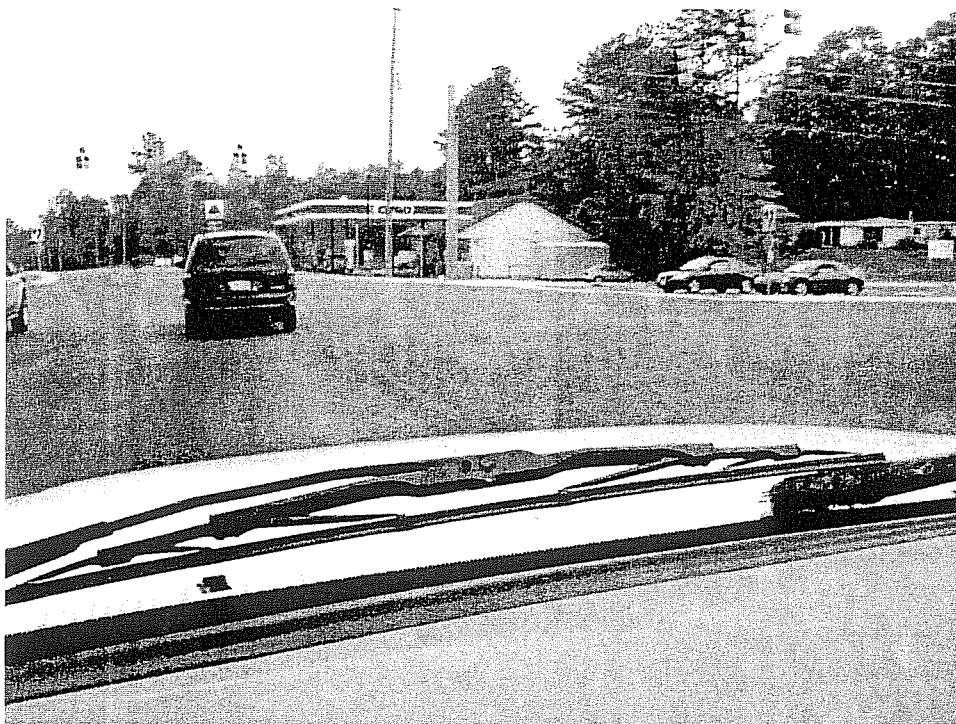




THIS IS HOW Mr. Fearrington
keep the land today



Typical
Convenience
Service
Stations



(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)
See attached text.

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

Jesse O. Fearrington
Signature _____ Date _____
Jesse O. Fearrington

The owner must sign the following if someone 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.

J. Earl Thomas
Signature _____ Date _____
J. Earl Thomas

In my work failure to date a document is not acceptable. The document becomes null and void

Location of Accessory Buildings and Structures - Accessory buildings and structures must conform to the minimum required setbacks for the district. Provided, however, well houses, satellite dishes, open carports and telephone booths may be located in the required yards provided they are at least 10 feet from any street or property line. Fences are permitted within the front, side and rear yards with no minimum requirement.

D. Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 feet and 10 feet in a sight triangle as established by NCDOT.

E. Off-street Parking and Loading

Off-street parking and loading shall be provided in accordance with the provisions set forth in Section 12.

F. Signs

Signs shall be governed by the provisions of Section 13

10.5 B-1 Business District

A. Permitted Uses

The following uses are permitted in the B-1 District subject to obtaining a zoning permit from the Zoning Enforcement Officer:

ABC stores

~~Amusement enterprises such as pool, bowling, roller rink
when housed entirely within a permanent structure~~

Antique and furniture shops

Appliance sales and service

Art supply retail sales

Arts and Crafts fabrication and related sales (#20)

~~Automobile repair garages-~~

~~Automobile sales and service~~

Automobile service stations including tune-ups, minor repairs, tire service, washing facilities, both manual and automatic, and similar services. Fuel, oil and similar pumps and appliances may be located in the minimum required front and side yards provided that none shall be located nearer than 15 feet to any street

*This list is
way to general*

CHATHAM COUNTY ZONING ORDINANCE

- line and may be covered by an attached or free standing unenclosed canopy provided such canopy does not extend nearer than five feet to any property line and does not cover greater than 30% of the required yard area
- ~~Bait and tackle shops~~
- Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises
- Banks, savings and loans, finance companies, credit agencies and similar financial institutions
- Bicycle sales and repair
- ~~Boat, trailer and other utility vehicle sales and service~~
- Book, stationery and office supply stores
- ~~Bus passenger stations~~
- Gabinet shops
- ~~Catering establishments~~
- Churches and other places of worship
- Clothing shops
- Dairy bars and ice cream shops intended primarily for retail sale on the premises for consumption either on or off premises
- ~~Day Care Centers (#25)~~
- Drug stores
- Eating and drinking establishments
- Fabric shops
- ~~Feed, seed, fertilizer retail sales~~
- Fire stations and emergency medical service facilities
- Florist shops
- Food stores, retail
- ~~Funeral homes, embalming including crematoria~~
- ~~Fur storage~~
- ~~Furrier, retail sales~~
- Gift shops
- Hardware, appliances, electrical and similar items retail sales
- ~~Heating, plumbing, electrical, cabinet and similar shops~~
- Horticulture, specialized
- Hospital, health and welfare centers, nursing homes
- ~~Hotels, motels and inns~~
- Incidental storage of goods intended for retail sales on the premises
- Interior design shops
- Jewelry and watch sales and service, goldsmith
- Laboratory - dental, medical, optical
- Landscape design business
- ~~Landscaping and grading business~~
- Laundries, laundromats and dry cleaning establishments
- Lawn and garden shops
- ~~Leather goods sales and service including manufacture for retail sales on premises~~
- Libraries, museums and art galleries

CHATHAM COUNTY ZONING ORDINANCE

~~Lock and gunsmith~~

~~Lodges, fraternal and social organization clubs~~

Medical clinics - inpatient and outpatient care

~~Mobile home sales and service~~

~~Motorcycle sales and service~~

Music stores

Newsstands

Office - business, professional and governmental

~~Office - engineering supply and similar sales and services including blueprinting,~~

~~Photostating and similar services~~

~~Open air sales and service of accessory buildings and gazebos and like free-standing structures~~

Opticians and optical sales and service

Paint retail shops

~~Pawnshops and secondhand stores~~

Pet shops

Photographic studios, camera shops

Physical culture establishments

Post offices

Printing and publishing

~~Public and private schools, training and conference centers~~

~~Radio and television stations and their towers when the towers are located on the same site with the station~~

Repair shops for jewelry, shoes, radios, televisions and other small office or household appliances

Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services

Secretarial and job service offices

~~Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental) (#28)~~

Sporting goods sales

~~Swimming pool and related items sales and service~~

Temporary construction trailers or structures which meet the district setbacks

Upholstery, wallpaper and decorator shops

Uses and structures customarily accessory to any permitted use

~~Veterinary clinics and hospitals with dog runs or equivalent facilities~~

B. Conditional Uses

The following uses are conditional uses and are only permitted subject to the issuance of a conditional use permit by the Board of Commissioners as provided for in Section 15. Certain uses as listed in the subsection may be subject to certain specific conditions as set forth in Section 15 and if permitted by the Board of Commissioners shall be subject to any such conditions as may be listed for that use. In addition, in granting a conditional use permit the Board of Commissioners may impose such additional conditions and safeguards that the Board may deem as reasonable and appropriate.

Contractor's plants, storage yards and staging areas (#14)

STATEMENT OF PURPOSE

(1) Jesse Fearrington ("Applicant"), is applying to Chatham County for approval of a conditional use district and a conditional use permit for use of a 29.6 acre site (the "Property") to be developed as a specialty retail center with out-parcels. The total acreage for the site is approximately 59.58 acres. See Tab 1 Entire Tract Aerial.

Applicant seeks a Conditional Use District and Permit (along with attendant sketch design approval) for only the 29.6 acres with frontage on U.S. 15-501 and Morris Road, all as indicated on the attached site plan. See Tab 2 Site Plan. The site will be anchored by a specialty retail center. The Applicant is in discussions with representatives of the Whole Foods and Fresh Market shopping center companies. The idea is to locate a specialty grocer at this intersection that will supplement the shopping currently available at the Lowes Foods store (located at the intersection of 15-501 and Manns Chapel Road) and the Harris Teeter store (located at the intersection of Lystra Church Road and 15-501). The balance of the acreage will remain zoned as RA-40 and will not be improved except to install the below ground wastewater treatment system.

(2) The property is located at the intersection of U.S. 15-501 and Morris Road – an intersection that currently is home to the commercial uses within Fearrington Village, the Sawyer Exterminators building, the Sprint Cell tower, as well as the North Chatham Fire Department. The proposed conditional land use district and permit are for the following anticipated uses: Retail food/grocery store, drug stores, banks, eating and drinking establishments, professional and business office use and retail stores and personal service shops similar to those listed in the Chatham County Zoning Ordinance dealing in direct consumer and personal services. For a full list of the reserved uses, see the list taken from the Zoning Ordinance that is attached to the Application. The uses marked out on this list are not requested. This request is to convert the Property to a conditional use district for restricted B-1 uses and to grant a conditional use permit for those uses.

The Applicant, Jesse Fearrington is a lifetime resident of Chatham County and comes from a family with deep and long roots in Chatham County. Mr. Fearrington's ancestors arrived in Northeast Chatham County in the 1770s and located where the Fearrington House is now situated. Much of the land that comprises what is known as Fearrington Village was acquired from Jesse Fearrington and bears his name. Mr. Fearrington would like to develop this parcel in ways that benefit nearby residents, as well as those that commute on U.S. 15-501. Mr. Fearrington also has a vision for providing convenient, attractive and well-controlled shopping and working environments for local residents. As can be seen in the enclosed economic analysis, Mr. Fearrington's plan will also create significant value to the County.

- (1) Econ Impact shows the area as 40 acres on page 2
- (2) The Sawyer Building was grandfathered, The Fire Station is life safety, The Fearrington Village side is a cow pasture
- (3) Mr. Fearrington sold Kentview

the drafted but as yet unadopted lighting ordinance. Further, the exterior appearance of the structures and landscaping will be subject to review and approval by a developer committee. General uniformity of on-building signage will also be required.

(1)

(3) Landscape Plan. The attached landscaping plan (TAB 5) goes well beyond County buffering standards and was designed specifically to ensure minimization of impacts on adjoining parcels. The residential uses to the north and to a portion of the western boundary line will benefit from a generous 150 foot wooded or bermed and landscaped buffer. This buffer is ten times the width of buffer required under the Chatham County Design Guidelines (the "Deign Guidelines"). The residential uses across Morris Road to the south will benefit from a seventy-five foot (75') landscape buffer with a berm. Originally, the plans called for a fifty foot buffer and no berming in this area. As a result of requests and suggestions at the community meeting, the Applicant has revised the plan increase the buffer to 75 feet and to add the buffer as depicted on the plan. This seventy-five foot buffer is five times the Design Guideline requirement for width. In addition, the balance of the frontage along Morris Road and along U.S. 15-501 will have a 50 foot landscaping buffer. This section will also be complemented by the white, three-rail horse fence and periodic plantings.

The Chatham County screening and buffering requirements from Table 6-A of the Design Guidelines will be followed with respect to all adjoining properties. The parking lot landscaping also meets the Zoning Ordinance requirements set forth in Section 12.2.

(4) Screening/Buffering Plan, Setbacks. As to screening and buffering, see above. As to B-1 setbacks, all such setbacks, including the 50 foot front set back will be complied with as indicated on TAB 2. The parking lots will be more than 10 feet from the public right of way as required by section 12.2 of the Zoning Ordinance.

(5) Natural Preserved Areas. Approximately fifty percent (50%) of the total acreage will be preserved in its existing natural condition, subject only to installation of below ground septic appurtenances.

(6) Site Boundaries with Adjacent Properties. The boundaries between the site and adjacent properties are shown on TAB 1. The names and addresses of adjoining land owners are provided with this application.

(2)

(7) Parking. The proposed parking areas for employees and customers are shown on TAB 2. Section 12 of the zoning ordinance sets forth a standard of 1 space per 200 feet of gross floor area. For the retail anchor parking lot, this requirement would necessitate 406 spaces. Although this site can readily accommodate additional parking and there is ample available impervious surface, applicant believes that so much parking area unnecessarily increases the amount of pavement and impervious surface. For example, the City of Raleigh parking ordinance requires only one space per each 250 square feet of commercial space (or 325 spaces for this site). Applicant requests that this site be approved at a parking ratio of

(1) LESS THAN BUFFERS USED IN BRIAR

Jesse Fearington Application
Conditional Use District/Permit

(2) WHY WASN'T IT DESIGN AS UNC'S
PARK AND RIDE

one space per every 224.3 square feet of commercial space. Thus Applicant has requested approval of a main parking lot containing 362 spaces ((81,200 sq. feet divided by 224.3 equal 362). Applicant also requests that the same ratio apply to the out-parcels when developed (unless another parking ratio applies to the particular use for the out-parcel). All stacking requirements will be complied with if needed for the ultimate out-parcel users.

(1) (8) Sign Location, Type and Size. Signage at the two entrances will comply with Section 13.7 of the Zoning Ordinance. The signage will be comparable to the Fearington Village signs in size and style (subject to approval and consultation with Fitch Creations).

The main signs, at the 15-501 and on the Morris Road island will be no larger than two square feet per lineal foot of frontage on 15-501.

INSERT PHOTO #2 HERE

The secondary sign (at the Morris Road driveway) will be smaller and in keeping with the Fearington Village Center sign shown here.

INSERT PHOTO # 3 HERE

Signs on the retail spaces and out-parcel buildings will conform to the sign ordinance provisions.

(9) Areas Reserved for Future Development or Improvements. The balance of the property is reserved for possible future development but at this time no other future use is anticipated. The vast majority of the undeveloped space will be used as open space and septic area. If this space is ever to be used for a different purpose, a separate application to the County will be made.

(10) Lighting Plan. The drafted but as yet unapproved Chatham County Lighting ordinance will be followed. Please see **TAB 4** to view the conceptual lighting plan showing estimates iso-candle impacts.

(11) Percentage of Impervious Surface. The plan, including the parking lot, driveway and building, contains a proposed impervious surface of 26.68% — substantially below the 36% impervious surface ratio allowed under the watershed ordinance.

(12) Topographical Description of Site. A topographical map is provided as part of the site plan attached as **TAB 2**.

(1) IF THE FRONTAGE IS 600', THEN THE SIGN WILL BE 1200 sq ft OR

Because of its location at the commercially strategic and convenient crossroads of U.S. 15-501 and Morris Road, the project meets and conforms to the Chatham County Land Conservation and Development Plan (the "Land Use Plan").

(1) At the outset of the Land Use Plan, two fundamental policies are set forth, both of which are met by this proposal. The first general policy is that land development will reflect balanced growth by, in part, ensuring that development is "guided to suitable locations and is designed appropriately." *Land Use Plan, p. 1.* This proposal is certainly in a suitable location in that it is at the critical intersection of 15-501 and Morris Road. It will join pre-existing commercial uses at this intersection including the significant Village Retail Center at Fearington Village, as well as the commercial site occupied by Sawyers Exterminators, the Sprint PCS tower site and the North Chatham Fire Station. This parcel is ideally suited to a commercial use with frontage on both U.S. 15-501 and Morris Road. This is a rare combination of attributes along the 15-501 corridor because of the divided highway. Most intersections with the highway do not have a traffic signal and a median cut. As such, the parcel is ideally suited for business uses. The location is suitable and the design will conform to or exceed all County standards set forth in the design guidelines and other applicable ordinances.

(2) The second general policy of the Land Use Plan is that development be open, proactive and cooperative. The Applicant has voluntarily met with adjoining property owners, representatives of the Fearington Homeowners Association and representatives of Chatham Citizens for Effective Communities Bob Eby and Loyse Hurley all prior to filing this application. Numerous changes to the plan have been incorporated as a result of those meetings, including additional landscaping, berming and possible relocation of the Morris Road driveway pending NCDOT approval. In addition, Applicant conferred with the Fearington Homeowners Association (the "FHA") President concerning the project. The FHA Board of Directors met and decided that it would circulate a summary of the proposal (and all pertinent meeting dates) to FHA members and provide Applicant's contact information to said members. The FHA summary circulated to its members can be found at <http://fhafearington.org/>. This has proven to be productive as some Fearington residents have contacted the Applicant with questions and words of support. Finally, Applicant has met with Planning Staff to address any concerns on the front end. All of these meetings have been very productive and, it should be noted, are voluntary. These meetings have enhanced the open, proactive and cooperative aspect of this proposed development.

Further, because the process involved is a request for a conditional use permit, a public hearing will be held after a public advertisement is published. The property will be posted with signs giving notice of the public hearing on the matter and notice will be given to all adjoining property owners. The project has been designed specifically to take into account nearby residential areas and to fold it nicely into existing commercial/business uses.

(1) Sawyers is the only commercial activity and it was grandfathered in. It also does not use Morris Rd.

Jesse Fearington Application
Conditional Use District Permit

PAGE 12

(2) Kentview residents are not acknowledged. Our cries against a Service Station went

(1)

The Land Use Plan also promotes the form and function of rural character. In an era when the economies of Chatham, other counties and the nation as a whole are changing from rural/farming economic models to residential and service based models, especially in Chatham, it is important for commercial uses to be informed by rural character. In much the same way as the Ferrington Village project, this project is intended to carry the rural character to a natural combination of commercial forms with rural elements in this developing area.

In addition to conforming to the general policies of the land Use Plan, the proposal meets with the relevant Major Recommendations of the Land Use Plan as well. The proposed development meets squarely with recommendations 9, 12 and 17 which are the recommendations that relate specifically to commercial development. The property is located in what would certainly be an "economic development center" and a "cross-roads commercial center" under the Land Use Plan although those zones have never been formally adopted.

In addition, the Land Use Plan specifically allows for shopping centers within "compact community corridors." The Land Use plan defines "compact community corridors" as being located "along U.S. 15-501 north of Pittsboro" (Land Use Plan, page 2). The Chart on page 5 of the Land Use Plan specifies that shopping centers are encouraged within the compact communities corridors. This proposed project is enhanced by the fact that it is consciously integrated with the healthy mix of residential and other commercial uses existing in the area, just as is contemplated by the ordinance.

(2)

In many ways, the orientation of this project is the prototypical and sought after "clustered and mixed use development," referred to in the Land Use Plan. It is located in a unique part of the County that combines a variety of nearby residential and commercial uses. For example, the project has Ferrington Village nearby which is comprised not only of single family residential but also, multi-family and high density in the senior care center known as Galloway Ridge. Also nearby are the Creekwood estates subdivision and the Kentview South and North subdivisions. Blending this high-quality, non-strip center with the existing mixed use attributes of the surrounding neighborhood is a natural fit.

No Service Station

(3)

Further, this project is also located in what would have to be considered an economic development center under the Land Use Plan. Unfortunately, the location of such economic centers has never been specified under the Land Use Plan. Given the existing commercial uses at this critical intersection, this should be considered an economic center. Shopping centers are specifically allowed in such economic development centers.

The Land Use plan also states the following objectives that are met by the current proposal:

- (1) A Service Station/fast food is not rural
- (2) THE Plans that we have been shown is a strip center
- (3) The only commercial is Sawyers which was grandfathered.

1. (1) "Site commercial uses along major highways in clusters at specific, designated locations, design these commercial sites to retain a rural cross-roads or village character. . ." *Land Use Plan, p. 10.*
2. "Site commercial clusters so that they might be able to be served by transit in the future, especially along U.S. 15-501 north of Pittsboro." *Land Use Plan, p. 10.*
3. (2) "Site commercial clusters so that they extend up side roads off main thoroughfares . . ." *Land Use Plan, p.10*
4. With respect to economic development centers, the Land Use Plan specifically highlights locations "in the northern part of the County within the U.S. 15-501 corridor." *Land Use Plan, p. 33.*

In addition, the Land Use plan sets forth a desired outcome of promoting "commercial endeavors" which are noted as "long term assets to the community." This project, much like Fearrington Village, will be a commercial endeavor that is a long term asset to the community.

The intersection would have to be either an economic development center or a commercial crossroads under the Land Use Plan and, as such is an ideal and conforming location for the project.

FINDINGS REQUIRED BY ZONING ORDINANCE

The Chatham County Zoning Ordinance requires that the Board of Commissioners make five affirmative findings in establishing a conditional use district and in granting a conditional use permit. All five findings are supported by this application.

Finding #1: *The use requested 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 uses are all allowed uses within the requested B-1 conditional use district and, as such, are eligible conditional uses within the district, the establishment of which is being requested.

(2) Land Development Plan Reference: This application is consistent with the Land Use Plan. Please see the discussion under "Reference to Existing County Plans" above.

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

(1) There is no cluster, only 1 Business
(2) This will be the 1st STRIP THAT I have seen in N.C. That backs into a subdivision.

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.*

(1)

Generally speaking, there could hardly be a more appropriate location for a B-1 district than at this signalized, four-way commercial crossroads. As described above, the parcel is adjacent to other commercial uses and, where residential uses adjoin, more than adequate buffering is proposed. The widening of U.S. 15-501 severely curtails the utility of these parcels for residential purposes. What are the integrity and character of the surrounding districts? This project is located on a major transportation corridor such that the integrity and character is complemented by a commercial use at a signalized intersection. At the same time, the existence of a tremendous number of residences not far from the project causes this site to be a natural fit for a commercial development. With respect to the residential properties that adjoin the project, great care has been taken to minimize impacts by creating buffering, berming, landscaping and other design features. It can hardly be said that this use would impair the integrity or character of the nearby fire station, office buildings, commercial uses at Fearrington and cell tower site. But by the same token it is inherent that the project will enhance quality of life of those residing in the area. The proposal is certainly in character with the existing uses. The proposal will not be detrimental in any way to the health safety or welfare of the community.

(1) Emergency Services: The project is expected to make very limited demands on fire and police protection and emergency services. This is certainly true as compared to other possible uses of the subject property, such as residential.

(2) Traffic: The site will have no significant impact on area traffic. With two ingress and egress driveways, traffic impacts will be minimized. The project will have a "right in-right out" on U.S. 15-501 and a full access driveway on Morris Road. A traffic study performed by Ramey Kemp & Associates, Inc. for the parcel is attached at **TAB 9**. The conclusion of the traffic engineers is that with certain intersection improvements, the intersections and approaches will all function within acceptable levels of service, even taking into account significant future residential growth in the area. This is true irrespective of which driveway scenario for Morris Road is approved. An appointment with the regional DOT inspector has been made to evaluate whether the proposed alternate driveway is acceptable. That response and information will be received well in advance of the public hearing and forwarded to the planning staff upon receipt. Applicant will perform all improvements either required by the NCDOT or recommended by the traffic impact analysis.

(3) Visual Impact and Screening: This project is designed as much as possible to have a minimal impact on neighbors. The attached lighting plan and landscape plan at **TABS 4 and 5**, respectively, evidence compliance with applicable buffering and screening requirements.

(1) The area is residential
(2) The traffic study is wrong, it deals with a 3000 sq ft conu store / fast food. not the 10000 as indicated by the economic

(1) (4) Lighting: Exterior lighting will be down-lighting with direct glare shielded from adjoining roads and properties. The lighting will be in compliance with the draft Chatham County Lighting Ordinance. See TAB 4.

(2) (5) Noise: The proposed uses will produce ordinary levels of noise. No industrial or significant noise-generating activities or uses are proposed.

(6) Chemicals, Biological and Radioactive Agents: Given the proposed uses, none are anticipated.

(7) Signs: See the discussion above within the "Site Plan" section, paragraph 8.

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

(1) Land Development Plan Reference: This application is consistent with the Land Use Plan. Please see the discussion under "Reference to Existing County Plans" above.

(3) Watershed Considerations: The watershed classification is WS-IV-PA. Because this project does not have a curb and gutter street system, up to thirty-six percent (36%) impervious surface or "built-upon area" is allowed. The actual projected impervious surface is about 26.68% -- well below the allowed limit.

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

(1) Water Source and Requirements: The improvements will rely on the County water system. The county water line runs along U.S. 15-501. The proposed uses will not appreciably tax the County's water resources.

(2) Wastewater Management: Wastewater will be disposed of by sub-surface drip irrigation septic methods. Soils testing has been performed by JDG Consultants. See TAB 10. Adequate soils exist to serve the property. Submitted with this Application is the soils report dated April 11, 2006. In addition, Fitch Creations has allocated 10,000 additional gallons of wastewater treatment capacity under the permit it has for treatment of wastewater under certain conditions specified in the attached correspondence from Fitch Creations.

IS THIS STILL TRUE?

(3) Access Roads: The subject property directly adjoins US 15-501 and Morris Road (S.R. 1527).

(4) Stormwater Runoff: Detention basins have been incorporated into the site plan by C.E. Group, Inc. The basins are sufficiently sized to absorb the "one year, 24-hour storm"

(1) Existing lighting at my house measures less than 1 Foot candle

Jesse Ferrington Application
Conditional Use District/Permit

(2) Existing noise at my house measures less than 50 D.B.

JDG Consultants
John D. Gray
123 Cub Creek Ext
Chapel Hill, NC 27517
919-929-4105 • 919-815-0698

April 11, 2006

To Whom It May Concern:

Re: Fearington Retail Shops Wastewater System

Enclosed are two reports outlining the findings of preliminary soil evaluations of a 12.29 acre tract of land (Pin # 9774-16-3812.000) and a 42.56 acre tract (Pin # 9774-17-2500.000) at Morris Rd. and US Hwy 15/501 in Chatham County, NC. As these two reports show, the areas evaluated are suitable for use as sewage disposal areas for a large volume of wastewater (more than 22 acres is available). Using the flow calculation of 28180 GPD, provided by the engineering firm CE Group, Inc., it would appear that the available area will provide more than adequate space for treatment and disposal of this waste. It is important to remember that many factors play into the sizing of a septic system, and further testing, calculation, and investigation will be required to ensure that this property can indeed handle the proposed flow.

I hope that this will help meet the needs of your preliminary planning goals and provides you with the information necessary to make decisions about the future use of this land. Should you have any questions concerning the details of the evaluation or this report please feel free to contact us at any time.

Sincerely,

Kerry Joe Johnson LSS RS
Kerry Joe Johnson, LSS RS

It is easy to believe
that there is still
work to be done
on the waste water.

K. Joe Johnson, LSS
3311 Old Liberty Rd.
Franklinville, NC 27248

April 11, 2006

John D. Gray
123 Cub Creek Ext
Chapel Hill, NC 27517

Re: Preliminary tract evaluation of Lessie Harris Estate property (Fearington Retail Project) located at US 15/501 and Morris Rd in Chatham County, NC

Mr. Gray,

With your assistance, a preliminary site evaluation was performed on the above referenced property. This evaluation was performed as part of the planning process to develop a site for a retail business center to be constructed on the property. Per your direction, the property was evaluated to determine the suitability for the installation of an on-site subsurface wastewater treatment and disposal system (septic tank system). Work was conducted to adhere to requirements set forth in Rules .1901-.1968 of Title 15A Subchapter 18A of the North Carolina Administrative Code (T15A.18A.1901-.1968). Fieldwork was completed on February 24, 2006.

Soil borings were placed across the area of investigation (avoiding areas of unsuitable surface features and topography) and soil characteristics such as texture, structure, mineralogy, wetness conditions, depth to saprolite, etc. were observed. The soil boring locations were identified by use of GPS equipment operated by David Purvis and survey ribbon was used to mark the soil borings across the property. All soil was evaluated with a hand auger.

FINDINGS

The soils within the area of evaluation can be generally characterized as having SCL, CL, and SL surface layers, underlain by Clay subsoil to parent material and soil wetness in the deeper portions of the soil profiles. Depths of usable soil within the evaluation boundary ranged from 12" to 48". All of the soils evaluated within the area were found to be provisionally suitable as prescribed by NC sewage rules. As with any septic system site, it is of utmost importance to take all necessary precautions to ensure that the soils area is protected from any possible disturbance during all phases of construction. It is important to remember that the portions of the property covered under this report are limited to a .13 acre section east of the Progress Energy electrical transmission lines and the 12.29 acre tract on the corner of Morris Rd and US 15/501.

How will this be implemented,
it sounds at best, that the
situation is extremely marginal

SYSTEM DESIGN

The soils on this property easily meet the criteria for the use of a subsurface drip irrigation system. Because of the complexity of this system, design will not be discussed here. As with any septic system, proper function can not be guaranteed. It is important to work closely with a licensed engineer, competent in the area of on-site wastewater treatment and disposal system design, in order to create a system that will function to both dispose of and treat the effluent produced by the proposed facilities. A long term acceptance rate (LTAR) of 0.15 gal/day/ft² is recommended for this property. As with any project of this size, further investigation (field testing) will be required in order to confirm this proposed application rate.

CONCLUSION

While the preliminary evaluation indicates a subsurface wastewater system can be installed on this property, it is important to remember that the permitting authority lies with the Chatham County Health Department, and this report in no way guarantees a permit will be issued for the proposed wastewater system. Due to the size and complexity of this system please be advised that state approval of the system design and installation will be required.

I am pleased to be of service in this matter and will be available to provide further assistance in the future if necessary to aid in the successful completion of this project.

Sincerely,

K. Joe Johnson, LSS

K. Joe Johnson, LSS



March 20, 2006

JDG Consultants
Mr. John Gray
123 Cub Creek Extension
Chapel Hill, NC 27517

RE: Jesse Fearrington/Earl Thomas land
Harris Estate
42 Acres + -
Intersection of west corner Hwy. 15-501, north of Morris Road
Chatham County, NC

Dear Mr. Gray:

Per your request, I evaluated the above referenced property for suitability to accommodate on-site wastewater disposal. The soil evaluation was performed in accordance with the "Laws and Rules for Sewage Treatment, and Disposal Systems Article 11, Chapter 130A of NCGS 15A NCAC 18A .1900 et seq."

This preliminary soil evaluation found generally loamy sand, sandy loam, or sandy clay loam surface horizons, overlying clays and sandy clays to parent material and soil wetness deeper in the profiles. Effective soil depths range from 16" to 48". Restrictive horizons of these effective soil depths not only are due to soil wetness, parent material, and massive soil structure, but occasionally soil mineralogy due to expansive clays. Together we augered soil borings 1-42 and the locations were plotted using GPS by David Purvis.

Overall, these soils would easily accommodate alternative wastewater disposal using subsurface drip irrigation. Pretreatment may be utilized for horizontal or vertical reductions, dependent upon the specific effective soil depth areas upon which they are permitted to utilize. A long term acceptance rate (L.T.A.R.) is recommended to be 0.15 gallons per day per square foot of trench.

Page 2
Mr. John Gray

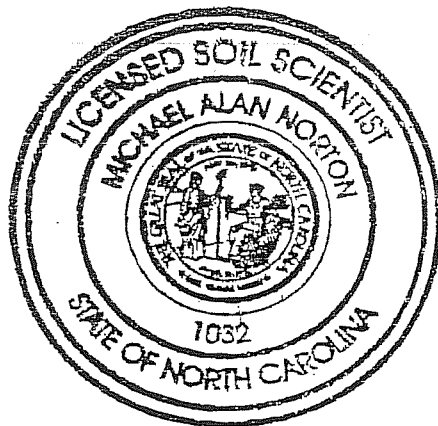
Ultimately, it is the jurisdiction of the Chatham County Health Department to issue any permits for subsurface disposal, as this report does not guarantee permitting. Collectively, with other consultants' work at this site, a proposal should be developed for submittal and approval. Please be advised that any system over 3000 gallons per day must also have state approval.

If I may be of further assistance, please feel free to give me a call.

Sincerely,

Michael A. Norton, L. S. S.

Michael A. Norton
Licensed Soil Scientist



Date: Mon, 15 Mar 2000 09:58:59 -0500

From: Fitch, RB <RB@FEARRINGTON.com>

To: <law@bradshawrobinson.com>

Nicolas P. Robinson

Bradshaw and Robinson, LLP
Pittsboro, N. C.

Dear Mr. Robinson:

This is to confirm our previous conversation that Fitch Creations, Inc. T/A Fearrington Utilities will allocate 10,000 gallons per day of waste water treatment to Mr. Jesse Fearrington as it relates to his property on the corner of US 15-501 and Morris Road.

This is conditioned on:

1. The upgrading of our present treatment plant to the currently permitted 500,000 per day discharge.
2. That Fitch Creations review and approve the design and land plan of the proposed property
3. That Jesse Fearrington, etal, be responsible for all expenses involved in providing this service.

R. B. Fitch, President
Fitch Creations, Inc.
2000 Fearrington Village
Pittsboro, NC 27312

(919) 542-4000

www.fearrington.com <<http://www.fearrington.com/>>

Is this still valid?

INTRODUCTION

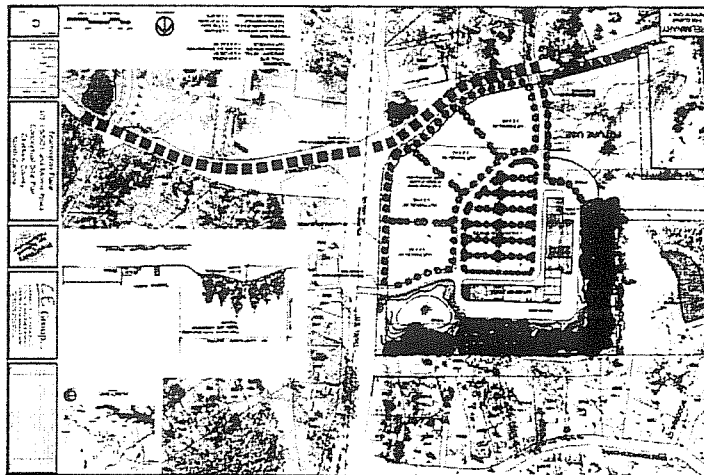
This report evaluates the economic impacts of Jesse Fearrington's proposed commercial development on Chatham County and the surrounding area. This analysis is intended to provide the County with an estimate of the level of economic activity and jobs that will be generated in Chatham County during the construction period of Fearrington Place as well as the ongoing economic impacts of Fearrington Place once the project is completed.

PROJECT DESCRIPTION

(1)

Fearrington Place has several components planned for the forty-acre site. The components include an 81,000 square foot grocery store that will be the anchor tenant complimented by four additional components that may possibly include: a bank, a drug store, a high-end restaurant and a fast-food/convenience store. There are no residential units planned for Fearrington Place.

Fearrington Place



(1) USE 29.4 acres out of 59.58 acres
per page 3 of statement of
purpose

ECONOMIC IMPACTS OF FEARRINGTON PLACE

The development of Fearington Place will have impacts on the Chatham County economy and the surrounding counties in two phases. The initial impacts will occur during the construction of the commercial properties. Once construction is completed, the employees working in the development and the commercial activities within the development will have additional impacts on an ongoing basis on the local economy. It is important to note that the economic impacts on the nine-county region are larger than those that occur within just the boundaries of Chatham County. This is due to the fact that the smaller the area, the more leakages (purchases and sales) will occur outside the area and the smaller and fewer ripples will occur inside the area – thus the multipliers are smaller, the smaller the geographic area.

This analysis utilizes impact models generated by the IMPLAN modeling system.¹ IMPLAN is a nationally recognized system of local economic models that are specifically designed to represent a local economy such as the Chatham County and surrounding area. The IMPLAN models are modifications of the national input-output models developed by the Bureau of Economic Analysis, US Department of Commerce. The IMPLAN models incorporate the most recent data available. These are generally 2002 unless otherwise noted².

The methodology and assumptions underlying these estimates and those in the following section are provided in the published report. The estimates are based on constant dollars and assume no inflation during the project's buildout. This assumption applies to all estimates in this analysis, including: property values, incomes, sales, construction materials, etc. The assumption of constant dollars provides a more accurate analysis of the impacts since both revenues and costs would increase at relatively even rates throughout the buildout period.

(1)

(1) This is an extremely bad assumption with the rate of increase in construction material

¹ IMPLAN is regional modeling system developed by MIG, Inc., Stillwater, MN.

² The latest data available for the IMPLAN modeling system are for 2003. However, the final dollar impacts estimated in this analysis reflect 2006 prices.

THE ECONOMIC IMPACTS OF FEARRINGTON PLACE

Impacts from the Construction Phase

The economic impacts from the construction of Fearington Place are outlined in this section of the report. The construction of the commercial components of Fearington Place will have impacts on the Chatham County and surrounding economy. These impacts will be relatively short-term since the construction of the project is assumed to take approximately five years.

Based on estimates by the developers, the construction phase of the development will result in a direct investment of approximately \$24.2 million at the time of the project's completion.

This investment is outlined below:

(1)

*

Page 16 of Traffic Impact

Table 1

Planned Fearington Place Construction*

Grocery Store (And ancillary retail)	81,000 sf	\$16.2 million	
Bank	10,000 sf	\$ 2.0 million	No size given
Drug Store	10,000 sf	\$ 2.0 million	14,000 sq ft
Restaurant	10,000 sf	\$ 2.0 million	6000. sq ft
Conv/Fast Food	<u>10,000 sf</u>	<u>\$ 2.0 million</u>	3000 sq ft
Totals	121,000 sf	\$24.2 million	

* The exact size, type and cost of the facilities may vary slightly due to market conditions.

The planned investment is not expected to occur all at once. It is assumed in this analysis that the project will take five years from the initial groundbreaking to the completion of all components of the development.

(1) EITHER THE ECON IMPACT OR
~~THE TRAFFIC STUDY IS USING~~⁶
 WRONG NUMBERS

THE ECONOMIC IMPACTS OF FEARRINGTON PLACE

Based on the anticipated mix and size of commercial activities in Fearington Place, it is estimated that there would be an additional 30 jobs created in Chatham County from the direct spending of the employees working and the commercial activity in Fearington Place (Table 5). Therefore, Fearington Place would result in a total of 212 (182 + 30 = 212) new jobs created in Chatham County.

These impacts would begin to occur within a year or so of the construction of the commercial operations in Fearington Place and continue to grow in magnitude until the projects are completed.

* (1) For the nine-county region, the impacts are somewhat larger. It is estimated that the 182 employees would earn approximately \$4.1 million in total personal income at the time of the development's buildout. It is estimated that the activity generated by the spending by these employees would result in an increase in direct annual output in the nine-county of over \$4.1 million. As seen in Table 6, this direct impact would then have an indirect impact of \$730,000 and an induced impact of an additional \$770,000 for a total of over \$5.6 million on the nine-county area.

(1) By your own numbers the income average would be \$22,527 for the 182 employee which is \$5,543 below the state average or \$9,709 below Chatham County. **OUTSIDE WORK FORCE** will be required which will add more students to the classrooms.

Summary of Permanent Impacts in the Nine-County Region

	Direct	Indirect	Induced	Total
Output	\$65.6 M	\$19.0 M	\$23.5 M	\$108.1 M
Labor Income	\$ 5.0 M	\$ 0.7 M	\$0.8 M	\$ 5.6 M
Jobs	212	30	16	228

* M = Million

SUMMARY

As outlined in the analysis above, it is clear that the development of Fearington Place will have a positive impact on Chatham County and the surrounding regional economy. These benefits will be generated from both the construction phase and the permanent on-going commercial activities in Fearington Place.

Table 7 presents a brief summary of the economic impacts during the construction phase as well as the ongoing operations of the development at Fearington Place on Chatham County. As seen below, there will be almost \$90 million of economic activity generated on an ongoing basis and over 200 jobs created in Chatham County from the development of Fearington Place.

Table 7
Summary of
Fearington Place Impacts on Chatham County

	<u>Construction Phase Impacts</u>	<u>Permanent Impacts</u>
Output	\$42.6 M	\$ 89.5 M
Labor Income	\$83.4 M	\$ 4.6 M
Employment	512	212
Tax Base	NA	\$ 24.2 M
Annual Property Taxes	NA	\$140,000

* M = Million

(1) This was 4.1 M on previous pages

METHODOLOGY

This study estimates the economic impacts of the proposed Fearrington Place project on the Chatham County area economy. The methodology used in this study is the IMPLAN regional input-output modeling system developed by MIG, Inc. of Stillwater, Minnesota.

(1) IMPLAN was developed by MIG, Inc. as a cost-effective means to develop regional input-output models. The IMPLAN accounts closely follow the accounting conventions used in the "Input-Output Study of the US Economy" by the Bureau of Economic Analysis (1980) and the rectangular format recommended by the United Nations.

The IMPLAN Input-Output Model mathematically describes commodity flows from producers to intermediate and final consumers. Purchases for final use (final demand) drive the model. Industries producing goods and services for final demand purchase goods and services from other producers. These other producers, in turn, purchase goods and services. This buying of goods and services (indirect purchases) continues until leakages from the region stop the cycle.

The IMPLAN input-output model mathematically derives these indirect and induced effects. The resulting multipliers describe the change in output for each and every regional industry caused by a one-dollar change in final demand for any given industry. The notion of a multiplier rests upon the difference between the initial effect of a change in final demand and the total effects of that change. Total effects are the direct effects plus indirect effects, plus induced effects. Direct effects are the production changes associated with the immediate final demand changes. Indirect effects are production changes in backward-linked industries caused by the changing input needs of directly effected industries. Induced effects are those resulting from the household expenditures from new labor income.

In essence, the multipliers estimated by this methodology represent the chain-reaction, ripple effect in an economy that a new dollar of economic activity would produce. To produce a dollar of new product, employees must be hired and paid. The wages paid to these workers would then be spent by them on goods and services, such as food, gasoline, clothes, housing, etc. within the region and outside the region. When they spend these dollars, those dollars become income to the recipient and the spending continues over and over again.

(1) Should this be based on data closer to Chatham county

1.2 Land Use and Site Access

① The site plan indicates the Fearington Retail development will consist of a 30,000 sf grocery store, 51,200 sf of retail space, and four outparcels. For purposes of this study, and based on discussions with the site engineer, the four outparcels will be considered as a 6,000 sf high-turnover sit-down restaurant, a 3,000 sf convenience market, a 14,000 sf pharmacy with drive through window, and a drive-in bank with 3 drive-through lanes. This study assumes a build out year of 2009.

Access to the site will be provided via two proposed unsignalized driveways. Site Driveway #1 is proposed to be located approximately 670 feet north of Morris Road on US 15-501 and will be built as a right-in / right-out driveway. Site Driveway #2 is proposed as a full access unsignalized driveway to be located on Morris Road. One scenario considers this driveway to be aligned with Kentview Drive and approximately 900 feet west of US 15-501. A second scenario considers this driveway to be located approximately 410 west of US 15-501. Refer to Figure 2 for the proposed site plan.

1.3 Existing Land Uses

The subject property currently exists as undeveloped land. Development along Morris Road and Village Way consists of single family homes. Development to the south along US 15-501 consists of mostly residential development while development to the north along US 15-501 consists of a mix of residential and commercial development. The Briar Chapel development is located on US 15-501 north of the proposed site.

1.4 Existing Roadways

The project study area for this TIA consists of the following facilities: US 15-501, Morris Road, and Village Way. US 15-501 carries traffic in the north and south directions between Chapel Hill and Pittsboro and has a posted speed limit of 55 miles per hour (mph) in the study area. US 15-501 exists as a multi-lane divided facility within the study area. Based on 2004 NCDOT ADT maps, US 15-501 carried approximately 11,000 vpd at a location south of Morris Road.

(1) Disagrees with Ecom Impact Table 1
as sizes

(2) Disagrees with Statement of Purpose

Morris Road is a two-lane roadway that provides access for residential uses to US 15-501.

- (1) Morris Road has a posted speed limit of 45 mph in the study area. Village Way is a two-lane roadway that provides access for residential uses to US 15-501. Village Way has a posted speed limit of 25 mph in the study area.

Existing lane configurations (number of traffic lanes on the intersection approach), lane widths, storage capacities, and other intersection and roadway information was collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Refer to Figure 3 for an illustration of the existing lane configurations within the study area.

2. TRAFFIC ANALYSIS PROCEDURE

All intersection capacity analyses were completed using Synchro (Version 5.0). Synchro is a comprehensive software package that allows the user to model and optimize signal timing for coordinated and uncoordinated signalized intersections to determine levels of service (based on the thresholds specified in the 2000 Highway Capacity Manual). In addition, Synchro also allows unsignalized analyses to be performed utilizing the methodologies outlined in the 2000 Highway Capacity Manual. Therefore, all analyses in this study were performed using Synchro exclusively.

Analysis results for signalized intersections provide level of service calculations for all approaches and an overall resulting level of service. Capacity analysis results for unsignalized intersections do not provide an overall level of service, but rather a level of service for movements and/or approaches that have a conflicting movement. Capacity and level of service are the design criteria for this traffic study.

(1) posted speed limit is 40mph

5. TRIP GENERATION

① Average weekday daily, AM and PM peak hour site trips for this study were calculated utilizing methodology contained within the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 7th Edition. The site plan indicates the Farrington Retail development will consist of a 30,000 sf grocery store, 51,200 sf of retail space, and four outparcels. For purposes of this study, and based on discussions with the developer, the four outparcels will be considered as a 6,000 sf high-turnover sit-down restaurant, a 3,000 sf convenience market, a 14,000 sf pharmacy with drive through window, and a drive-in bank with 3 drive-through lanes.

It is estimated the proposed Farrington Retail development will generate 13,240 trips (entering and exiting) during a typical weekday. Of this total, the development will generate 550 trips (304 entering and 246 exiting) during the AM peak hour and 1,261 trips (633 entering and 628 exiting) during the PM peak hour. However, not all of these trips will impact the adjacent roadway network. A portion of these trips will exist as pass-by trips. Refer to Table 4 for a detailed breakdown of the trip generation results.

There is expected to be internal trips between land uses within the development that will not access external roadways. These internal capture trips would reduce the trip generation shown in Table 4. To be conservative, this study does not consider any internal capture trips.

5.1 Pass-By Trips

The ITE *Trip Generation Handbook* defines pass-by trips as intermediate stops on the way from an origin to a primary trip destination. Pass-by trips are attracted from the traffic passing the site on an adjacent street, when the adjacent street provides direct access to the generator. An example of a pass-by trip is a stop at the proposed development for a vehicle on the way home from work. These trips will not add to the overall traffic volumes on the roadway, but will add to the turning traffic at the site's driveway connections. The ITE pass-by percentages for each land use were applied to PM peak hour trips. It is assumed that any pass-by trip that occurs during the peak hour will enter and exit during that hour. Therefore, the entering and exiting pass-by trips have been balanced. Refer to Table 4 for a breakdown of pass-by trips for the proposed Farrington Retail development.

① IF THE ECOW IMPACT IS RIGHT, THEN THIS IS THE WRONG DATA

Drive are expected to operate at LOS B or better during the AM and PM peak hours with the exception of the southbound approach of Site Driveway #2 which is expected to operate at LOS D during the PM peak hour. Queues on the southbound approach of Site Driveway #2 are not expected to be significant during the peak hours.

A second scenario considers Site Driveway #2 to be located between US 15-501 and Kentview Drive, approximately 410 feet west of US 15-501. Under this scenario, the southbound approach of Site Driveway #2 is expected to operate at LOS A during the AM peak hour and LOS B during the PM peak hour. Because of the proximity of Site Driveway #2 to US 15-501 under this scenario, it is recommended to construct a short westbound right turn lane on Morris Road to remove turning vehicles from the through movement. This should help prevent any potential queuing on Morris Road.

8. CONCLUSIONS

(1) This study determines the potential impacts to the surrounding transportation system caused by the additional traffic generated by the proposed Fearington Retail development to be located in the northwest quadrant of the intersection of US 15-501 and Morris Road / Village Way in Chatham County, North Carolina. The site plan indicates the Fearington Retail development will consist of a 30,000 sf grocery store, 51,200 sf of retail, and four outparcels. For purposes of this study, and based on discussions with the developer, the four outparcels will be considered as a 6,000 sf high-turnover sit-down restaurant, a 3,000 sf convenience market, a 14,000 sf pharmacy with drive through window, and a drive-in bank with 3 lanes. Access to the site will be provided via two proposed unsignalized driveways; one right-in/right-out unsignalized driveway on US 15-501 and one full access unsignalized driveway on Morris Road across from Kentview Drive. This study analyzed existing (2006) traffic conditions, background (2009) traffic conditions without the site, and combined (2009) traffic conditions with the site in place.

Future traffic from the Briar Chapel and The Preserve Expansion development are considered in the study along with diverted traffic from the Legacy and Preserve developments.

(1) CAN THIS CONCLUSION BE RIGHT IF THE ECON IMPACT IS RIGHT. THEY DO NOT AGREE

- (i) Equipment such as pumps and blowers will be appropriately insulated or buffered to ensure that no motor noise from them will be noticeable on a typical day at the boundary of the wastewater plant lot.
- (ii) A water circulation or aeration system and/or a surface-floating intake will be installed in the 110-day holding ponds.

14. Public Facilities.

(a) A fire station/EMC building site will be donated to Chatham County, but re-located and oriented to the entrance road to Briar Chapel, and a natural buffer will be undisturbed along the south side of Mann's Chapel Road at that location.

(b) The applicant shall donate suitable sites for a water storage facility, library, charter and public schools, recreation facility acceptable to the County or the public body intended to benefit thereby, not substantially inconsistent with the approximate location and size as set forth in the master plan attached to the conditional use permit application and below. The applicant will cooperate with the County in the exact location and area of said facilities. Future maintenance of any public recreation facility shall be acceptable to the County. The school site shall be sufficient for an elementary or middle school facility up to 34 acres in area. The library facility, including parking and site work, shall be constructed by the developer, with input from the County, subject to satisfactory leaseback arrangements with the County or its assignee.

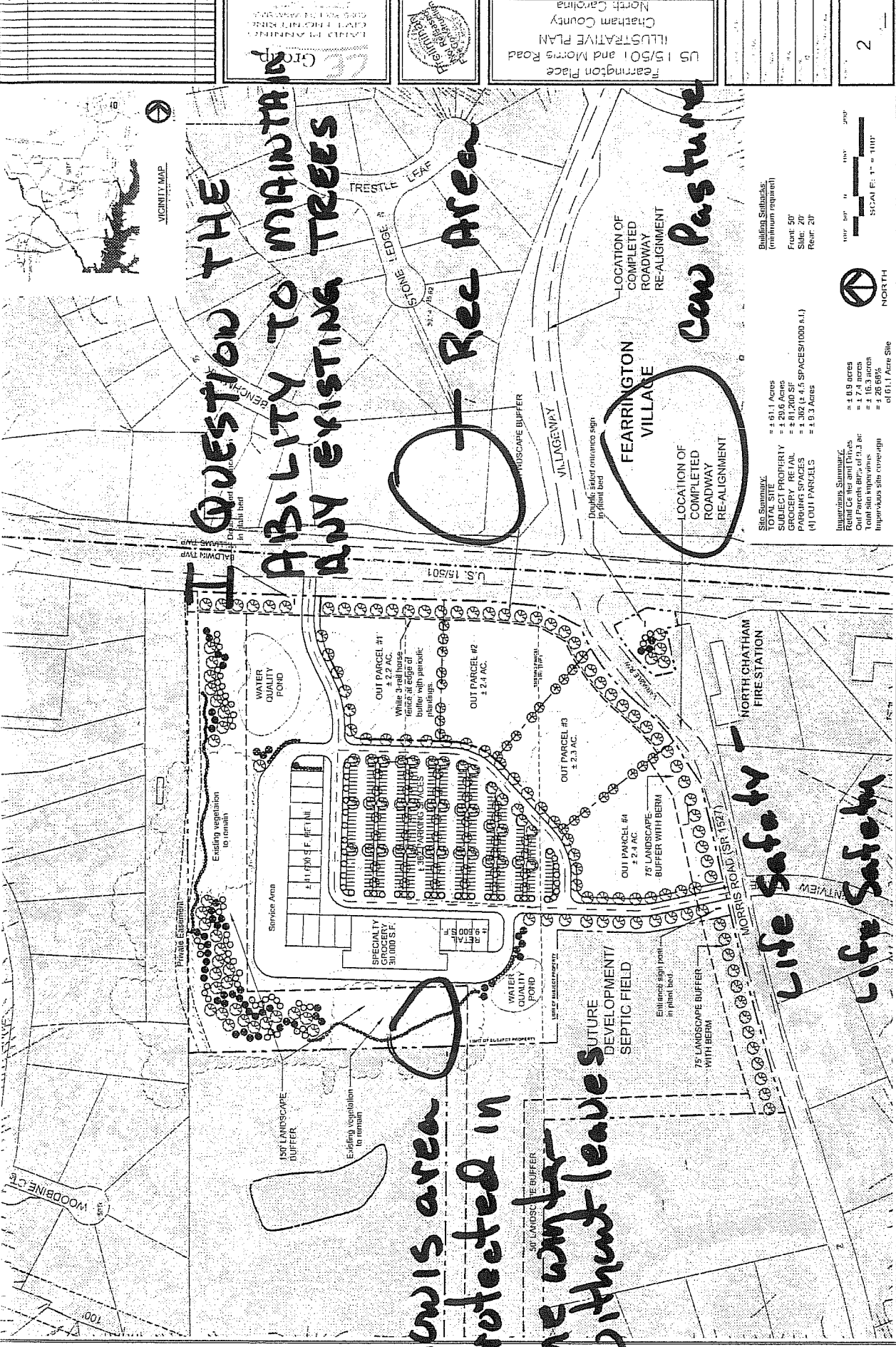
Stipulations Related to Landscape Elements

15. Landscaping/Screening. All required screening and buffers shall be in place prior to issuance of a certificate of occupancy. Existing vegetation may be used to fully or partial fulfill the landscaping and buffer requirements of the County. The extent to which the same can be used shall be determined by the Planning Department prior to issuance of the Zoning Determination certificate.

(a) At the time of construction of the road entering Briar Chapel next to the Tripp property, a six-foot opaque fence shall be erected along the east side of Ms. Tripp's property, consistent with NCDOT regulations, and landscaped on the side facing Ms. Tripp's property to the extent allowed by Ms. Tripp and landscaped with 6-8 foot tall trees on the east side of the fence. To the extent practicable, the developer shall meet and consult with Ms. Tripp to try to resolve any issues relating to the exact location and timing of the road in light of the stream buffer requirements and design criteria of the Compact Community ordinance as well as the requirements of NCDOT.

(b) There shall be constructed a pedestrian bridge and trail over Pokeberry Creek to connect Briar Chapel to Polks Landing Subdivision.

0) WHAT ABOUT IDLING DIESEL ENGINES AT THE REAR OF A Building. FROM Briar Chapel



Question the ability to maintain any existing trees

How is area protected in the winter without leaves within 30' landscape buffer

How is area protected in the summer without leaves within 150' landscape buffer

How is area protected in the winter without leaves within 75' landscape buffer with berm

Site Summary	4.11 Acres
TOTAL SITE	4.26 Acres
SUBJECT PROPERTY	4.26 Acres
GROCERY RETAIL	4.26 Acres
PARKING SPACES	144
PARKING SPACES (1000 S.F.)	144
Building Substrate (minimum required)	
Front	50'
Side	20'
Rear	20'

US 15/501 and Morris Road
ILLUSTRATIVE PLAN
Chatham County

LAND PLANNING
GROUP, INC.
505 NORTH MAIN ST.
DURHAM, NC 27601



How is area protected in the winter without leaves within 75' landscape buffer with berm

FERRINGTON Place
AERIAL PLAN
US 15/501 and Morris Road
Chatham County
North Carolina

Group, a
LAND PLANNING
CIVIL ENGINEERING
CIVIL ENGINEERING

FERRINGTON
MORRIS ROAD
US 15/501
US 15/501

Scale	1" = 150'
Graphic Scale	0 10 20 30 40 50
North Arrow	NORTH



SUBJECT PROPERTY
± 29.6 AC.

Buffer is too small
Should be at least 100'

Site Summary:
 TOTAL SITE ± 61.1 Acres
 SUBJECT PROPERTY ± 29.6 Acres
 GROCERY RETAIL ± 61,200 SF
 PARKING SPACES (4) OUT PARCELS ± 9.9 ACES

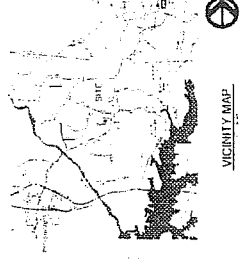
Building Setbacks:
 (minimum required)
 Front: 50'
 Side: 20'
 Rear: 20'

± 61.1 Acres Site
 ± 29.6 Acres Subject Property
 ± 61,200 SF Grocery Retail
 ± 9.9 Acres Parking Spaces (4) Out Parcels

- SEGEWOOD DR
- MC JERRY MICHELLE DEED BOOK 891, PAGE 0185
 - MC MITCHELL HARR & WILLIAM HARRIS MITCHELL DEED BOOK 1130, PAGE 0185
 - MC LARRY HARR DEED BOOK 889, PAGE 0185
 - MC SHAWN B. & LORRI H. WILKINSON DEED BOOK 881, PAGE 0091
 - MC STACEY OLIVER & MASON HAYES III DEED BOOK 970, PAGE 0093
 - MC BARK B. HEBERT DEED BOOK 978, PAGE 0093
 - MC WILLA D. FERRINGTON DEED BOOK 849, PAGE 0189
 - MC ROYAL CRAIG LUNTCH DEED BOOK 1264, PAGE 1000
 - MC DONALD G. LUTTICH DEED BOOK 1412, PAGE 0090

- MC EDWIN J. HARR DEED BOOK 611, PAGE 0632
- MC WALTER R. & DONNA ROBERTSON DEED BOOK 608, PAGE 0606
- MC STANLEY ASBETT DEED BOOK 606, PAGE 0677
- MC BRADLEY R. & STEPHEN G. WOLK DEED BOOK 630, PAGE 0210
- MC WILLIAM & MARTY DEED BOOK 681, PAGE 0208
- MC MURRAY DEED BOOK 686, PAGE 0208
- MC HOWARD SCOTT DEED BOOK 616, PAGE 0795
- MC JACQUES & NOBLE DEED BOOK 671, PAGE 1063
- MC WILLIAM D. & ANNE DEED BOOK 670, PAGE 1063

Scale	1" = 150'
Graphic Scale	0 10 20 30 40 50
North Arrow	NORTH



VICINITY MAP

SCALE: 1" = 150'



NORTH