

II. STATEMENT OF PURPOSE

PROJECT HISTORY

Founded in 1983, Carolina Meadows is a nationally accredited, not-for-profit continuing care retirement community residing in a beautiful setting in Chatham County, North Carolina. Carolina Meadows is just half an hour from Raleigh-Durham International Airport and within easy driving distance of North Carolina's mountains and coastline.

As one of the nation's foremost continuing care retirement communities, Carolina Meadows brings together all the amenities of comfortable, independent living sought by today's active retirees. At Carolina Meadows, more than 600 residents and over 400 staff members work together to create a unique community. Residents are provided with a wide array of cultural, educational, and sporting activities. The services of Carolina Meadows are designed to enable individual residents to live as independently as possible.

Currently, Carolina Meadows hosts 391 residential homes. Apartments in six, three-story buildings make up 162 of these units, and the remaining 229 are single-story villas. Covered walkways connect the apartment buildings with the central Club Center. Each building has common meeting areas available to all residents. Numerous outdoor seating areas are accessible from walking trails, which encompass the nine-hole par-three golf course and meander through campus.

The campus also hosts supportive care services. Currently, there are 79 Assisted Living units within the facility. In addition, there is a 90-bed nursing facility.

The large two-story Club Center and Activities Center serve as the campus core. The Club Center houses a 400-seat auditorium, 270-seat dining room, 40-seat private dining room, large enclosed swimming pool and Jacuzzi, hair salon, library, bank branch, business center, guest accommodations, craft and activity areas, and administrative offices. The Activities Center hosts an extensive workout area and exercise studio, café, art studio, card room, and 100-seat lecture hall.¹

On February 7, 1983, the Chatham County Commissioners approved a Conditional Use Permit for a Planned Unit Development on approximately 167 acres. This approval covered the following broad areas:

- Private Roads
- Water and Sewer Systems
- Erosion Control
- Drainage & Stormwater Control
- Solid Waste Disposal

¹ http://www.carolinameadows.org/a_us/index.html

- Setbacks & Signage
- Residential Development
- Non-Residential Development
- Approval Procedures
- Development Schedule Constraints

A copy of the original conditions of approval is included in this document. This original approval allowed the construction of up to 1,000 residential units, a 100-bed nursing facility, limited commercial uses, and a series of recreation facilities for the residents. A condition of this approval stipulated that five-hundred of the residential units were to be complete by 1989, with the balance to be completed by 1993. At the request of Carolina Meadows, the Conditional Use Permit was amended by the Board of Commissioners in 1988 to allow for a two-year extension of time. A similar request was also approved by the Board in 1990. In each instance, no additional changes were made to the permit.

In February 1993, the Board of Commissioners approved an amendment to the Conditional Use Permit. This approval reduced the maximum number of residential units from 1,000 to 850, with 429 of these units to be completed by 1997. Further conditions for the residual acreage in the project were attached to this approval requiring a site plan to be submitted by 1997, with construction to be completed on the residual property by 2001.

In February 1997, the permit was amended with a requirement to complete 431 units, submit a site plan and estimated completion schedule for the residual acreage prior to December 31, 1998. In February 1999, the permit was amended to require the submittal of a specific site plan and estimated completion schedule prior to June 30, 2001. Lastly, in February 2002, the Conditional Use Permit was revised to provide a three year extension to June 30, 2004 and reduced the maximum number of units from 850 to 750. A copy of the letter outlining this approved revision is included with this application.

As detailed above, a portion of these facilities were constructed and have been operational for some time. However, the balance of the facilities set forth in the original approval were never completed. This proposal requests an amendment to the Conditional Use Permit based on the site plan and additional documentation included herein.

Supporting Documentation to Follow:

Original Approval Conditions

February, 2002 Approval Letter

PROPOSED IMPROVEMENTS

It is vitally important for Carolina Meadows to make improvements to the current facility to maintain its level of service and attractiveness as a top continuing care facility. As the demand for quality senior-living residences increases, the proposed improvements will allow Carolina Meadows to meet this demand with increased capacity and enhanced services. It will also allow Carolina Meadows to remain an attractive alternative within the senior care market. Carolina Meadows has retained the architecture firm of Calloway Johnson Moore & West, P.A. to complete a thorough evaluation of the existing facility and to make recommendations for improvements to meet the above stated objectives.

The proposed improvements are presented in this document based on three general locations around the existing facility. Hereafter, these will be referred to as Areas A, B, and C. A Key Map is included at the end of this section which illustrates the location of each of these areas. In addition to the narrative that follows, detailed information is presented for each area within the respective sections of this booklet.

SUSTAINABLE INITIATIVE

The Carolina Meadows Board of Directors, guided by its *Vision & Strategy Committee*, has stated its desire to transform Carolina Meadows into a *sustainable community*. Carolina Meadows wishes to pursue this initiative through reasonable means by a sensible application of resources.

1. Everything new will be of sustainable design and construction.
2. New buildings will be designed with the aim of achieving LEED Certification from the US Green Building Council.
3. At least one of the new Villas will be constructed consistent with the 1st-place design from Advanced Energy's *Sustainable Design Competition*.
4. New landscape planting will be drought tolerant, non-invasive and low maintenance.
5. As a long-term goal, Carolina Meadows desires to have the entire campus to eventually receive LEED Certification.

Additional information about Advanced Energy's *Sustainable Design Competition* is contained in a later section of this document.

AREA A

Area A consists of approximately 42.92 acres located in the southeastern portion of the site situated along Old Farrington Road. Development within this area will consist of up to 35 buildings or villas. These duplex villas will house a total of up to 70 Independent Living Units. As highlighted in the Sustainable Initiative, at least one of these units will be constructed consistent with the winning design from the *Sustainable Design Competition*.

The community maintenance facility is currently located within Area A near Whippoorwill Lane. This facility will be relocated to the northern section of Area A adjacent to the existing wastewater treatment facility, operated by Aqua America. This locates compatible uses adjacent to each other in this section of the property. Access from Old Farrington Road will be provided to the maintenance area through a connection to the existing driveway to the wastewater treatment facility. This connection will be provided with a cross-access agreement from Aqua America. This driveway connection will be gated and locked to prevent unauthorized access and cut-through traffic attempting to access the remainder of the community.

AREA B

Area B is approximately 6.86 acres located along the western boundary of the community at the intersection of Mt. Carmel Church Road and Whippoorwill Lane. A new 90-bed Healthcare Facility will be located in this area. This facility will replace the existing 90-bed facility currently located within the core campus.

AREA C

Area C covers a portion of the core campus. Information regarding proposed improvements within Area C is provided here for informational purposes only. These improvements consist of upgrades to existing facilities that were built under the previous Conditional Use Permit. The necessary construction drawings and detailed plans will be submitted to Chatham County at the appropriate time for review.