

Carolina Meadows

Conditions for a Conditional Use Permit
for a Planned Unit Development on 167 acres
north of S.R. 1726 and east of S.R. 1727

The site plan referred to in these notes is entitled Site Plan Carolina Meadows, An Equity Retirement Community, October 1982, The John McAdams Company, Inc. Consulting Engineers.

A. Roads:

1. Private roads may be allowed under the following conditions:
 - a. Private roads shall not have slopes greater than 18%.
 - b. The sub-base, base material and pavement material and the placement of the above for private roads shall not be less than the minimum standards of the North Carolina Department of Transportation published in Subdivision Roads Minimum Construction Standards, the latest edition.
 - c. The private road construction shall be certified by a registered professional qualified to make said certification and shall be submitted to the Planning Board prior to final approval unless a financial guarantee is given prior to completion of said private roads. In such a case, the certification shall be submitted prior to release of said guarantee.
 - d. The preliminary plat with private streets thereon shall be reviewed by local fire officials and other appropriate fire officials to assess the adequacy of access for fire vehicles.
 - e. Private streets shall be disclosed according to state law.
2. The road shown on the site plan connecting S.R. 1727 to S.R. 1008 shall be dedicated to the state of North Carolina and constructed to appropriate state standards. Acceleration and deceleration lanes may be required at the intersection of said proposed road with existing state roads if the Planning Board deems appropriate. Said road shall be constructed and completed during Phase I of the development.
3. Parking shall be provided as stated on the Site Plan referenced above.

B. Water System:

1. Carolina Meadows shall develop a water source (wells) capable of delivering twice the continuous demand for water (which is established at 300 gal/unit/day) plus additional supply for other non-residential buildings and services; therefore, not less than 208 GPM in water supply shall be provided. This source shall be demonstrated prior to preliminary approval.

2. The development shall provide improvements the county water system or augment the county system or to make available a water system capable of delivering 1500 GPM for 2 hours for fire protection, which is equivalent to 180,000 gallons of water storage.
3. The development shall provide fire hydrants not farther than 500 feet from any residence on water lines not smaller than 6 inches in diameter.
4. If the development receives a nonprofit tax exempt status, fire protection shall be provided on a contract basis.
5. If applicable, the development water system shall apply and receive a franchise from the N.C. Utility Commission prior to operation.

C. Sewer System:

1. Carolina Meadows shall develop a waste water treatment system which meets or is more stringent than the waste load allocation issued by the N.C. Division of Environmental Management.
2. The waste water treatment system shall be designed to service the entire residential population of the development and the non-residential buildings and services. The system shall be constructed and completed in a phased manner such that each section of the development will be adequately serviced as completed.
3. A discharge permit from the N.C. Division of Environmental Management shall be received prior to the granting of preliminary approval.
4. If applicable, the development shall apply and receive a franchise from the N.C. Utility Commission prior to operation of the waste water treatment system.
5. At the time of final approval, the developer may be required by the Planning Board to establish and maintain an escrow account to provide for maintenance and repair of the sewerage system. The initial amount of said account shall be established by the Planning Board after considering relevant data supplied by the developer. The escrow account shall be maintained or increased yearly to cover increasing costs of relevant materials and labor.

D. Erosion Control:

Prior to preliminary approval, the developer shall submit and receive approval on an erosion control plan which provides information as specified in the regulations of the Land Quality Section of the N.C. Department of Natural Resources and Community Development.

E. Drainage Plan and Storm Water Control:

Prior to preliminary approval, the developer shall submit to the Planning Department a drainage plan and storm water control plan

which depicts the size of drainage structures and storm water retention and control measures and the calculations used in calculating such measures. Said plans shall be reviewed and approved prior to preliminary approval.

F. Solid Waste:

Solid waste, including any hazardous or low-level radioactive waste, shall not be disposed on the premises of the development but shall be removed by a private contractor and property disposed according to federal, state and local regulations.

G. Setbacks and Signing:

1. In areas where a state road forms the outside boundary of the property, all buildings shall be setback from the state right-of-way a distance of not less than forty (40) feet.
2. In areas other than those specified above or buildings specified below, all buildings shall be setback from the outside property line of the development a distance of not less than forty (40) feet except the Health Care Facility which may be situated as close but no closer than 25 feet from the adjacent property line.
3. Utility buildings associated with the development's water and sewerage system may be located closer to the property lines than stated in number 1 and 2 above but shall not be located closer than 25 feet from the state right-of-way and the outside property line respectively.
4. Along the exterior property line, which is adjacent to North Carolina Game Lands, at intervals of not more than five hundred (500) linear feet, the developer shall post signs of metal, plastic or other all weather material, which give notice of adjacent land use. The sign(s) shall be of size and color to be legible from a distance of seventy-five (75) feet when viewed unobstructed. The sign which faces the development shall display the words "Public Hunting Area". The sign which faces the Game lands shall use wording which tells of high density development. Said signs shall be posted prior to final plat approval and shall be maintained in a legible manner.

H. Residential Development:

The development shall consist of not more than 1,000 residential units. Five hundred units of the residential dwellings shall be completed prior to 1989 with the remaining five hundred completed prior to 1993. Said units shall be constructed to the standards set forth in the North Carolina building code and other applicable local building codes.

I. Non-residential Development:

1. Recreation:

The following recreational facilities shall be constructed and completed prior to the beginning of the second 500 residential units or final approval of the total first 500 units.

- a. one swimming pool
- b. two tennis courts
- c. one 9 hole golf course
- d. one club building

2. Commercial:

The following is a list of the minimum commercial stores or services that shall be constructed and completed during the first phase of 250 units.

- a. barber & beauty shop
- b. commissary (food store with convenience items)
- c. scheduled transportation to personal and professional services and shopping

3. Health Care Facility:

The developer shall complete a health care facility consisting of 100 beds constructed to nursing home standards. Said facility shall be equipped with a sprinkler system for fire fighting purposes. The Health Care Facility shall be constructed to North Carolina building code standards, the standards of the Department of Human Resources, Division of Facility Services and other applicable codes.

J. Approval Procedure:

The Carolina Meadows Planned Unit Development shall follow the review procedure specified in the 1983 amendment to the Zoning Ordinance for Baldwin and Williams Township concerning PUD review procedures.

- K. This conditional use permit shall be valid for 24 months until February 7, 1985. Unless construction has been initiated or binding contracts have been let prior to said date the permit shall be null and void.

In addition to the above, the Chatham County Commissioners added the following four conditions and approved the Conditional Use Permit on February 7, 1983:

1. Plans and specifications be submitted to Chatham County for the water system that comply with the county water use ordinance.
2. The water source be approved in writing by the appropriate agency with the state of North Carolina.
3. That Chatham County be given Carolina Meadows' rights and interests in the water and water system as approved by the county attorney if the two systems are to be connected.
4. That Carolina Meadows will pay Chatham County for the increase in water line size made to accommodate the Carolina Meadows development.