

## IV. DESCRIPTION OF PROJECT

The applicant intends to develop the residual land within the boundaries of the existing community as described herein in substantial compliance with the Site Plans included in this document. The applicant requests a Conditional Use Permit amendment allowing the proposed uses in accordance with the attached Site Plan.

What follows in this section is a general discussion of the components of the project as outlined in the *Submission Material Checklist: Application for Conditional Use District and/or Conditional Use Permit* for Chatham County. As a supplement to the information below, the individual sections for Areas A through C provide specific information where appropriate.

### LOCATION

#### 1. Public Highways

The existing Carolina Meadows community lies along Whippoorwill Lane (SR 1727) between Mt. Carmel Church Road and Old Farrington Road (SR 1726) with three existing access points along Whippoorwill Lane. This project will not create any additional connections to the public roads along the perimeter of the site.

#### 2. Private Roads

All of the existing streets within the community are private and maintained by Carolina Meadows. All proposed streets within the project will also be private and under the same maintenance program.

#### 3. Current Zoning

The current zoning of the site is CU-RA-40.

#### 4. Watershed Designation

The site lies within the WS-IV PA watershed. See each tab section for a discussion of the anticipated impervious surface coverage within each area of the project.

## 5. Major Wildlife Areas

The land to the north of the Carolina Meadows property is owned by the US Army Corps of Engineers (USACE). As shown in the *Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina, 1992*, the Morgan Creek Bottomland Forest lies wholly within the USACE property. In addition, this land is managed as gamelands by the NC Wildlife Resources Commission.<sup>2</sup> The proposed additional uses on the Carolina Meadows Property will not impact these areas.

## 6. Size In Acres Of Site

The overall property containing the existing facilities and the remaining undeveloped property is approximately 164.42 acres. However, not all of this acreage is part of this application. The Conditional Use Permit amendment will cover the proposed improvements outlined elsewhere for Area A and B. These two areas combined are approximately 49.78 acres.

## 7. Utility or Other Easements

Rights of way for Whippoorwill Lane, Old Farrington Road, and Mt. Carmel Church Road abut portions of the overall property boundary. A twenty-five foot (25') wide utility easement dedicated to Chatham County exists on the currently developed portion of the property and covers all water mains, services, meters, and hydrants for the potable water system throughout the community. A private sewer easement exists along a portion of the northern boundary of the property. This easement, beginning at twenty-five feet (25') wide and narrowing to twenty feet (20') connects from the core campus through Area A to the existing wastewater treatment facility.

## 8. Current Use

The overall property is currently being used for a continuing care facility. Within portions of Area A, there is an existing soccer field and the community maintenance facility.

## 9. Current Contents Of The Site

The core campus contains numerous buildings, private roads, parking areas, walkways, and recreation facilities associated with the operation of the continuing care facility. Building uses range from health care services to residences providing both assisted and independent living arrangements. The maintenance

---

<sup>2</sup> Hall, Stephen P. and Marjorie W. Boyer. 1992. *Inventory of Natural Areas and Wildlife Habitats of Chatham County, North Carolina*. Triangle Land Conservancy and Chatham County. Pages 527 – 539. Electronic copy accessed via the Internet June 12, 2008 at <http://www.chathamnc.org/Index.aspx?page=895>

facility area contains support buildings necessary for the ongoing care of the grounds within the facility.

#### 10. Other Conditional Use Permits Granted For The Site

See the section titled "Project History" for a detailed accounting of the Conditional Use Permits and subsequent amendments for this site.

#### 11. Start and Completion Projections

At this time the Applicant anticipates beginning construction on the villa units in 2009 with a completion of the units before the end of 2011. It is also anticipated that the construction within Areas B and C will be complete by the end of 2014. This timeframe is based on a good faith estimate by the Applicant based on current market factors. Should these factors change in the future, this schedule may require further evaluation.