

## VIII. REFERENCE TO EXISTING COUNTY PLANS

The proposed improvements for the Carolina Meadows community are in keeping with the policy objectives outlined in the *Land Conservation & Development Plan* (Land Use Plan). In addition, this proposal supports many of the goals outlined in the *Chatham County Strategic Plan*.

The first fundamental policy of the Land Use Plan is that land development will reflect balanced growth. From page one of the Land Use Plan, balanced growth “ensures that the benefits and burdens of growth are shared; consists of a mix of different types of development; is guided to suitable locations and is designed appropriately.”

Carolina Meadows, as a continuing care facility, has and will continue to share the benefits of providing this type of service with the community as a whole. As the general population ages, facilities of this type provide a critical service through its staged care programs. By providing a high quality option for senior living, this growing segment of the market will be served. Within the community, there currently exists a mix of uses that provide housing, health care, dining, and recreation opportunities. This arrangement meets many of the residents’ needs without requiring them to leave the community. This proposal expands on and improves these mixed uses for the long-term benefit of the residents. As an existing community, the expansion and upgrade of facilities within the property boundaries certainly qualifies this as a suitable location while taking advantage of the existing infrastructure. Further, the stated Strategic Initiative ensures that the new facilities will be designed and built appropriately to the benefit of both the social and natural environment.

The second fundamental policy of the Land Use Plan is that development be “open, pro-active and cooperative.” To this point, Carolina Meadows has engaged the residents and other stakeholders to solicit their input in the planning process for the improvements of the current facility. In addition, Carolina Meadows has voluntarily met with the Board of the Governors Village Home Owners Association to share the proposed improvements with these neighbors. Finally, the applicant has met with the Chatham County Planning Staff to discuss specific components of the plan and to address any concerns in the initial planning phases. These meetings, all voluntarily arranged by the applicant, promote the County’s goal of growth being open, pro-active, and cooperative.

The County’s Strategy Plan outlines eleven broad categories with several outcomes and goals related to future growth and land use. This application is consistent with these stated goals. This proposal provides for safe, adequate housing and contributes to the wide variety of housing option available in the County. This proposal conserves and protects the natural resources on the site by avoidance and minimization of impacts to jurisdictional waters and wetlands; through the preservation of vegetated buffers along environmentally sensitive areas and around the perimeter of the community. Carolina Meadows provides continuing care for those who need it, but if also promotes a healthy lifestyle for its residents through fitness and recreational programs. This community hires, trains, and maintains a diverse and relevant workforce that positively impacts the broader community as well. For more information and

details about these benefits, see the Economic Impact Analysis by Miley Gallo & Associates provided herewith.

The zoning classification of this property will not change, and will therefore be consistent with the current Chatham County Zoning Map. The amendment to the Conditional Use Permit will not change the character of the existing land use on the property. The

This application supports the publicly stated goals of Chatham County regarding growth and land use issues by promoting a socially and environmentally responsible plan which reinforces Carolina Meadows' as an important part of the community.