

**COUNTY COMMISSIONERS**

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Charlie Horne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200 • Fax: (919) 542-8272

RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR
THE APPROVAL OF

Amended Conditional Use Permit for Westfall

WHEREAS, the Chatham County Board of Commissioners has reviewed the application of Westfall Associates, LLC and Charles and Janet Myers for an Amendment to the Conditional Use Permit for Parcel No. 20092 and other multiple parcels (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan.

In addition to having previously met said provisions in connection with the original approval, the amended project meets the stated goals and objectives of the Chatham County Land Conservation and Development Plan by, among other things,:

- (1) Meeting the goal of increasing the proportion of land that is preserved as open space by dedicating approximately 47% percent of the parcel (143.95 acres) to open space/common areas, of which approximately 100.8 acres is undisturbed (32.7% of the total site) – an increase of approximately 12% .
- (2) Providing a variety of housing options (categories, densities, locations and prices).
- (3) Protecting Chatham County surface and underwater resources by preserving and enhancing riparian buffers and conforming to the new, more current riparian buffer standards.
- (4) Meeting a Major Recommendation of the Plan by being situated directly adjacent public school property.
- (5) Conforming strictly to the stated goal of the Plan to "cluster new development near school sites." The Project is directly adjacent to the Jack Bennett Road property currently owned by the Chatham County school system and reserved for a Chatham County public high school.
- (6) Meeting the goal of "creating a greenway (and open space) network that links neighborhoods and important destinations," such as schools.
- (7) Meeting the goal of "promoting community based schools; keeping transportation time/distances to schools small."
- (8) Encouraging rurally compatible residential development in rural areas because it is in an area that is already zoned for residential uses under the county zoning ordinance.

(9) Increasing reuse of reclaimed water, as set forth as an objective on page 45 of the Plan. The Project will treat wastewater generated by the Project and reuse it for spray irrigation purposes.

WHEREAS, in addition, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because, among other reasons, the additional property and reduced lot sizes accommodate the needs of the current restructured residential housing market and, simultaneously, constitute improved stewardship of the existing natural features of the site. The revised plan creates a significant amount of new open space, while taking advantage of existing and constructed infrastructure, as detailed on the plans. Careful attention has been given in this revised project to elements that make it orderly, efficient and desirable. The roads, water, wastewater, erosion control, storm water management and schedule of development for the revised project have all been carefully planned precisely in order to make the development orderly, efficient and desirable. The revised project creates desirable housing options immediately adjacent to the County high school property, within walking distance along the community trail. The revised project does not create any additional required public improvements. The revised project enhances the overall economic impact for the County and does not create any undue traffic infrastructure impact.

NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that, for the reasons set forth above, among others, all as set out in the record of this matter, the Amendment and presented documentation are found to be consistent with the county land use plan, and are determined to be reasonable and in the public interest.

Adopted this 18 day of February, 2013.



Chairman Walter Petty
Chatham County Board of Commissioners

ATTEST:



Sandra Sublett, CMC, NCCCC, Clerk to the Board
Chatham County Board of Commissioners