

*Response: To the maximum extent practicable, existing native forest vegetation will comprise the perimeter buffer. Where the buffer must be replanted, or augmented, native plant species will be utilized to create a visual screen effective in all seasons. **No change.***

### **9.3 Viewshed Buffers**

Viewshed buffers shall be utilized in order to minimize the impacts of compact communities on pre-development roadway views.

The developer shall map all roadway views into the project and delineate a continuous buffer of at least one hundred (100) feet in width. The buffer shall be measured at right angles to the edge of the roadway right of way into the compact community.

The Chatham County Board of Commissioners may allow a reduction in the viewshed buffer width required by this ordinance of up to fifty percent (50%) if it determines that the impact of the compact community is adequately mitigated by community design, topography, and/or guidelines for outdoor lighting such as those included in the proposed Chatham County lighting ordinance.

**Response: One hundred-foot viewshed buffers are provided along the following road frontages:**

**US Hwy 15-501, Andrews Store Road and Manns Chapel Road.**

**Fifty-foot viewshed buffers are provided along Taylor Road and Hubert Herndon Road off US Hwy 15-501, and accordingly a 50% reduction of the buffer is requested. The following is provided in support of the requested reduction:**

**The roads are both minor roads within the NCDOT road network hierarchy, but are the primary access ways into the Briar Chapel community and its main commercial areas. These commercial areas need to be visible in order for them to be commercially viable and visible from the access roads.**

**The proposed Chatham County Lighting Ordinance is included in its entirety within the Briar Chapel Design Guidelines.**

**These reductions will not significantly affect the viewshed from US Hwy 15-501 which will remain 100 feet.**

#### **Dedication of the Buffer**

Once the viewshed buffer has been delineated, a deed restriction satisfactory to the County Attorney shall be filed with the Chatham County Register of Deeds that permanently protects this land as a buffer and identifies the maintenance responsibility that rests with the homeowners association.