

Project Narrative for Builders FirstSource

Project Description: Builders FirstSource, a national building supply company, intends to expand its current location at 23 Red Cedar Way. The expansion will include three storage shelters and additional outdoor storage for building materials. The project will be located on the northern portion of two parcels located adjacent to and directly east of the current facility. The expansion comprises a total of approximately 8 acres out of a total proposed lot area of 18.15 acres. As a part of the project, the developer will record a conservation easement on Parcel 11172 within the same watershed such that the total impervious area is less than 36% of the total acreage. Impervious calculations are attached.

Existing Conditions: The site is currently split-zoned R-1 and CU-IND-L. The developer will be applying for rezoning for the entire Builders FirstSource existing and proposed sites to CD-IL. The existing concrete plant will remain CU-IND-H. The proposed storage yard site is undeveloped with the exception of two aging wood-frame residential structures and five dilapidated storage structures. The southeastern portion of the property is utilized as a septic spray field for the existing Builders FirstSource facility. The proposed development will not impact the spray field. There is an old farm pond on the site that will be filled as a part of the project. Both Chatham County and the US Army Corps of Engineers have evaluated the pond and deemed it as non-jurisdictional. There are two pockets of wetlands and a buffered stream on the southern portion of the property. These features will not be impacted as a result of the development. Vegetation on the site is described as a combination of managed herbaceous cover, mixed hardwoods and conifers, and southern yellow pine.

Driveways: Currently there are three driveways from the entire site onto US 64 Highway. The main entrance into the current Builders FirstSource site will remain unchanged. This is the westernmost driveway. The middle driveway is proposed to be closed. Builders FirstSource would like to reconfigure the easternmost driveway to serve the proposed development. Justin Richardson of NCDOT has suggested that keeping this driveway would be possible, but it will need to be reconfigured as a right-in right-out driveway subject to NCDOT driveway permit approval. If the permit is denied, Builders FirstSource will close the existing driveway and extend the Type A buffering to complete the screening adjacent to US 64.

Internal Access: There will be a gate on the western side of the proposed storage expansion to provide internal access between the existing facility and the proposed storage yard. The minimum width of the clear opening of the gate will be 24 feet in order to accommodate large multi-axle trucks. A gate will also be installed at the right-in right-out driveway if the driveway permit is granted by NCDOT.

Visual Impact of the Project: The project proposes a 20-foot and a 40-foot Type A buffer along US Highway 64 East and a 40-foot Type B buffer along the east side of the property. Existing vegetation within the buffers will be protected and preserved. Each storage shelter is proposed to be one-story with a low-pitched (1:10) metal roof. Siding

for the buildings will be either Star Building Systems Signature 200 in Saddle Tan or Signature 300 in Classic Green, both of which will blend in with the proposed and existing vegetation. Therefore, it is projected that the project will have very limited visual impact on the adjacent property owners and public roads.

Lighting: Each building will have two surface mounted fixtures directed to the interior of the site. There will also be six free-standing area fixtures also directed toward the interior of the site. All fixtures will be full cutoff and will meet the requirements of Section 13 of the Chatham County Zoning Ordinance.

Stormwater Management: The proposed expansion will incorporate a wet detention pond designed to meet the requirements of the Chatham County Stormwater Ordinance for the Jordan Lake watershed. The wet pond will also be designed to remove 90% total suspended solids.

Site Plan: A conceptual site plan is attached and shows the proposed structures, gravel access and storage areas, security fencing and gates, lighting fixture locations, schematic stormwater plan, landscape buffers, and planting details.