

Governors Village Parcel B-3 Extension of Existing Conditional Use Permit Modification



STRONTIUM PARTNERS, LLC
50211 Governors Drive, Chapel Hill, NC 27517

Applicant

April 28, 2015

**Application for Extension of Modification to Conditional Use Permit
For Governors Club Planned Residential Development
Chatham County, North Carolina**

STRONTIUM PARTNERS, LLC
50211 Governors Drive, Chapel Hill, NC 27517

April 24, 2015

Chatham County Board of Commissioners
PO Box 1809
Pittsboro, NC 27312-1809

Commissioners:

We request that the approval granted by the Chatham County Board of Commissioners on July 16, 2012 to revise the existing conditional use permit under the Governors Club PUD to change the use of Parcel No. 76561 (GV Parcel B-3) be extended for an additional 3 years. We intended to have built the property during the three year approval period, however difficult market conditions and the reluctance of banks to finance speculative construction projects left us unable to obtain financing and move forward with the project.

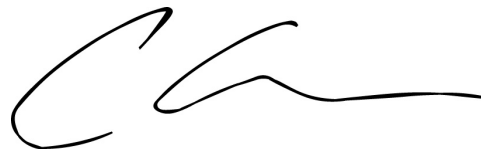
Fortunately, as the market continues to improve, banks are becoming more willing to lend for projects like this. And individual investors are also becoming more willing to invest in this type of project. Given the fact that our financing options are opening up more, we expect to be able get this project going in the years ahead.

We look forward to making this project a reality as soon as is feasible. Upon completion, this project will be a valuable addition to our county and dramatically increase the county's tax valuation of the property.

Thank you for your time and consideration.



Jason Dell
Co-Owner, Strontium Partners, LLC



Chris Ehrenfeld
Co-Owner, Strontium Partners, LLC

CONDITIONAL USE PERMIT

APPLICATION FOR NEW CUP OR A REVISION TO AN EXISTING CUP

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Strontium Partners, LLC

MAILING ADDRESS OF APPLICANT: 50211 Governors Drive, Chapel Hill, NC 27517

PHONE NUMBER/E-MAIL OF APPLICANT: (919)260-1857 jason@boldNC.com

PROPERTY OWNER INFORMATION (If different from the applicant): ***Owner Authorization Signature Required; See end of application.**

Name(s) _____

Address: _____

_____ ZIP _____

Telephone: _____ FAX: _____

E-Mail Address: _____

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 50051 Governors Drive, Chapel Hill, NC 27517

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 0076561

CURRENT ZONING DISTRICT/CLASSIFICATION: R1 subject to Conditional Use Permit Under the Governors Club PUD

TOTAL SITE ACRES/SQUARE FEET: 1.213

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: **Please select the use/s category from Section 10.13 of Zoning Ordinance** Extend the current revision to the conditional use permit

under the Governors Club PUD for an additional 3 years. The current approval allows Governors Village Parcel B-3 to be developed as residential condos. The residential allocation for this property shall remain up to 15 units as per the 2012 approval.

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information.** Please use attachments or additional sheets in order to completely answer these findings if necessary. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable. ***Please use the "Materials Checklist" to complete each finding.***

- 1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

See findings attached.

- 2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

See findings attached.

- 3. The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

See findings attached.

- 4. The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

See findings attached.

- 5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

See findings attached.

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

Chatham County Appearance Commission Date of Meeting _____

Held Community Meeting Date of Meeting _____



Governors Club CUP Revision Extension Request for GV Parcel B-3 Findings

1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

The use/s requested are among those listed as eligible uses in the district in which the subject property is located or is to be located. The use for a Planned Unit Development remains as approved with a mix of uses allowed.

2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

The requested revision to the conditional use permit is either essential or desirable for the public convenience or welfare because of the reasons listed under the original approval that remain unchanged. The project was unable to move forward in the previous three years due to the market conditions during the recession that led to commercial lending difficulties and prevented the project from being able to be completed. As the market improves and financing options become available, the project should be able to move forward as originally intended.

3. The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

The requested revision to the permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. The building will create no undue burden on the existing public road infrastructure and can support commercial or residential use.

4. The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

The requested revision to the permit is consistent with the objectives of the Land Development Plan by, allowing for a mix of different types of development guided to suited locations while maintaining the rural character and quality of life of the county. The Plan also encourages a wide variety of housing options be made available. This will be the only condo building available for the entire PUD.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed through any additional conditions placed on its approval as seen below. All utilities, access roads, stormwater measures, open space, etc., will continue as approved.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5 of the zoning ordinance.
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - b. Legal Description of proposed conditional zoning district;
 - c. All existing and proposed easements, reservations, and rights-of-way;
 - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
-

- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets;
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
- n/a i. Proposed phasing, if any;
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities;
- n/a l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
- n/a m. The approximate location of any cemetery;
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
- n/a q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.**

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- * f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation; *not required at time of original submittal
- g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

GENERAL DESCRIPTION OF THE PROJECT

Location:

- (1) Public Highways. The property has access to Governors Drive (S.R. 1811).
- (2) Private Roads. A Declaration of Easement Recorded in Book 857, Page 845, Chatham County Registry, establishes access from the property to Governors Drive (S.R. 1811) and to the private portion of Moring Drive in Governors Village.
- (3) Current Zoning. The current zoning of the site is R1, subject to the conditional use permit for the Governors Club planned residential development.
- (4) Watershed Classification. The watershed classification is WS-IV-PA. Density and impervious coverage analyses are attached.
- (5) Major Wildlife Areas. This site is not in any natural area. Parking areas and utilities are already constructed on the site.
- (6) Size in Acres of Site. The size of the site is 1.213 acres, more or less.
- (7) Utility or Other Easements. The property is served by access and utility easements. No easements encumber the property that will interfere with the proposed use and improvements.
- (8) Current Use. No active use is currently made of the property.
- (9) Current Contents of Site. Parking area and utilities as shown on the attached Existing Conditions Exhibit.
- (10) Other Conditional Use Permits Granted for the Site. The conditional use permit for the Governors Club PUD, and the aforementioned revision to that CUP granted July 16, 2012.

Description of Use:

The requested use of the property is an extension of the revision to the existing conditional use permit under the Governors Club PUD granted on July of 2012 by the Chatham County Board of Commissioners that approved the use of the parcel for up to a 15 units of residential condominiums.

Start and Completion Projections:

The applicant estimates that construction of the project will begin sometime after January 2016 and be complete by the end of July 2019.

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

1.	CSP Community Owner LLC PO Box 638 Addison, TX 75001 Parcel ID#73471	7.	Brown Estate Holding LLC 11312 US Hwy 15-501 N Ste 107 PMB 190 Chapel Hill, NC 27517 Parcel ID#: 88909, 88910, 88911
2.	Bold GV, LLC 50201 Governors Drive Chapel Hill, NC 27517 Parcel ID#: 76560	8.	CKH, LLC 16122 Morehead Chapel Hill, NC 27517 Parcel ID#: 74963
3.	CSP Community Owner LLC PO Box 638 Addison, TX 75001 Parcel ID#73471	9.	Governors Shopping Center, LLC 160 N. Pointe Blvd Ste 200 Lancaster, PA 17601 Parcel ID#: 74964
4.	GCR Properties 50201 Governors Drive Chapel Hill, NC 27517 Parcel ID#: 88915	10.	721 Mt. Carmel Church Rd LLC 721 Mt. Carmel Church Road Chapel Hill, NC 27517 Parcel ID#: 19433
5.	GV Commercial LLC 50100 Governors Drive Chapel Hill, NC 27517 Parcel ID#: 80957	11.	Stroup Enterprises Ltd. HJNVCN LLC % Altus Group US, Inc 303 East Wacker Drive Ste 900 Chicago, IL 60601 Parcel ID#: 76493
6.	Strontium Partners LLC 50211 Governors Drive Chapel Hill, NC 27517 Parcel ID#: 88914	12.	Crown Estate Holding, LLC 11312 US Hwy 15-501 N Ste 107, PMB 190 Chapel Hill, NC 27517 Parcel ID#: 88912, 88913

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate _____ to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

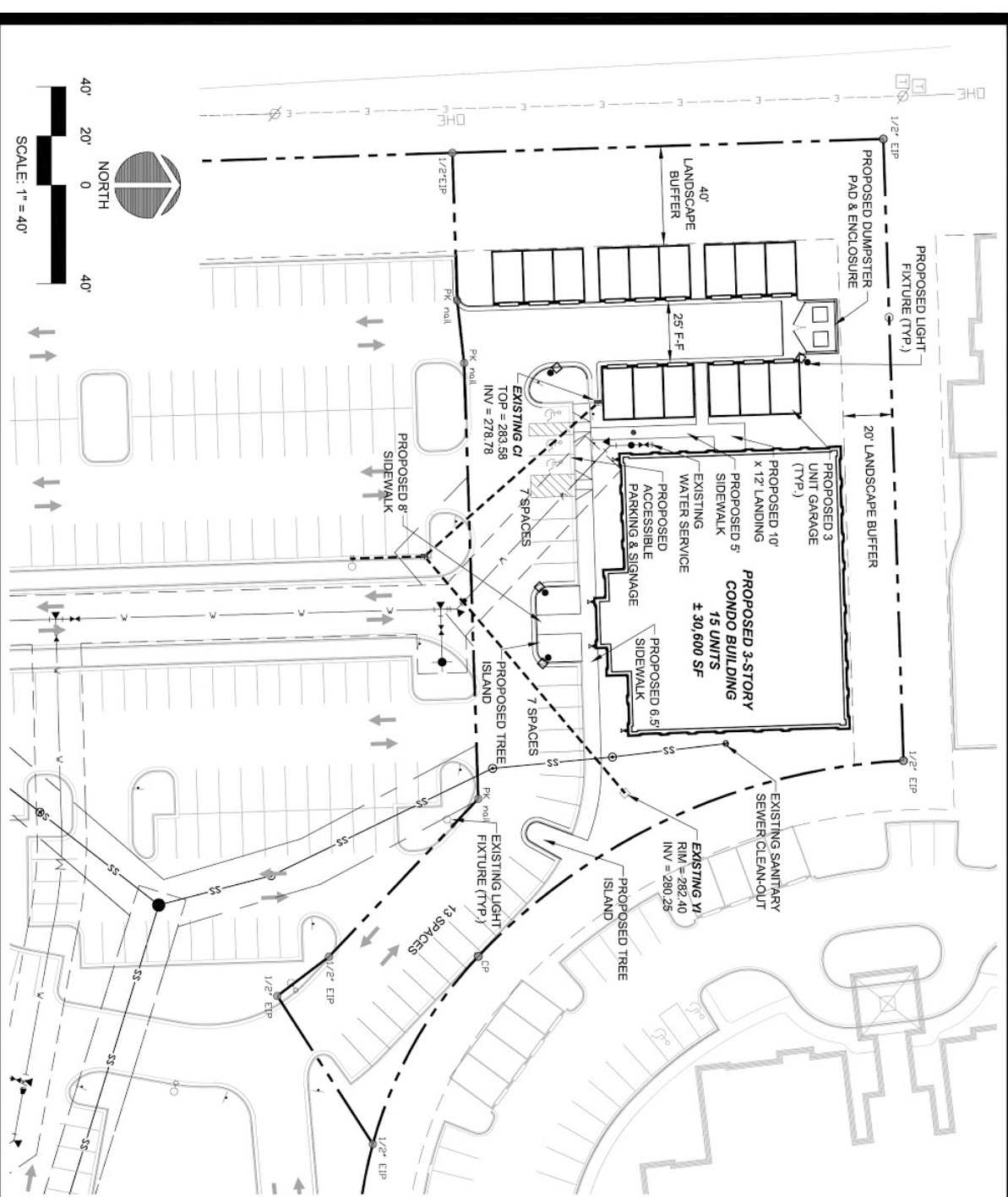
Signature: _____ N/A _____
Date: _____

APPLICANT SIGNATURE: I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: _____ [Signature] _____
Date: _____ 4/24/15 _____

OFFICE USE ONLY:

DATE RECD: _____
BY: _____
APPLICATION #: PL20 _____
FEE PAID \$: _____
<input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> CC <input type="checkbox"/> Money Order

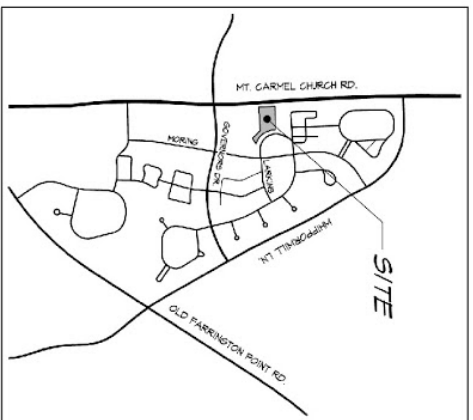


**GOVERNORS CLUB PUD MODIFICATION
 SPRING 2012
 PARCEL B-3, GOVERNORS VILLAGE
 SITE & UTILITY PLAN EXHIBIT
 CHATHAM COUNTY, NC**

SITE DATA

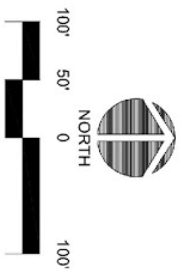
OWNER: DUKE CONSTRUCTION LTD PARTNERSHIP
ACREAGE: 1.21 Ac.
IMPERVIOUS COVERAGE: 0.76 Ac. (62.8% OF SITE)
BUILDING INFO: ± 30,600 SF - 15 CONDO UNITS - 3 STORY
PARKING REQUIRED: 1.5 SPACES / UNIT
PARKING PROVIDED: 23 SPACES REQUIRED
 15 GARAGE UNITS & 27 PARKING SPACES PROVIDED





VICINITY MAP
NOT TO SCALE

**GOVERNORS CLUB PUD
MODIFICATION SPRING 2012
PARCEL B-3, GOVERNORS VILLAGE
LOCATION MAP
CHATHAM COUNTY, NC**



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