

# CONDITIONAL ZONING DISTRICT

## APPLICATION FOR CHANGE OF ZONING OF PROPERTY

Chatham County  
Planning Department

P. O. Box 54, 80-A East St,  
Pittsboro NC 27312

### **Section A.** APPLICANT INFORMATION

NAME OF APPLICANT: Walt Lewis

MAILING ADDRESS OF APPLICANT: 109 Tropez Lane, Cary, NC 27511

PHONE NUMBER/E-MAIL OF APPLICANT: 919-303-1855 / wlewis1@nc.rr.com

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

Name(s) Extra Garage Self Storage Center IV

Address: 109 Tropez Lane

Cary, NC ZIP 27511

Telephone: 919-303-1855 Cell: 919-604-8555

E-Mail Address: wlewis1@nc.rr.com

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

**ADDRESS OF SUBJECT SITE:** 896 Beaver Creek Road Apex, NC 27523

**CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #):** 88772, 17696

**CURRENT ZONING DISTRICT/CLASSIFICATION(S):** RA-40

**PROPOSED ZONING DISTRICT(S):** ☒ CD-NB ☐ CD-CB ☐ CD-RB ☐ CD-O&I ☐ CD-IL ☐ CD-IH

**TOTAL SITE ACRES/SQUARE FEET:** 20.54 ac. / 894,722 sf

**PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE:** RV and Boat Storage

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. Please use attachments and/or additional sheets if necessary to fully explain and detail this project. If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

N/A

2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

With continued growth and development in the triangle area and specifically Chatham County, there is a large unmet need for covered recreational vehicle and boat storage facilities – particularly on the east side of Jordan Lake. Jordan Lake is a major attraction for recreational and tourism activities. With this site located conveniently to camping and day use areas, it is an excellent facility to provide a much needed service. The visual impact of the facility will be minimum as each unit is accessed from an interior courtyard. Each unit is provided with covered paved parking, each with a remote controlled garage door, units are either 32, 36, 40 or 50 foot deep and 13 or 14 feet wide.

3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

Although the plan for this general area is for residential use, it should be recognized that recreational uses are major uses in the area and they need support facilities such as RV and Boat storage. Locating storage facilities close to the lake would serve multi-purposes such as decreasing driving distance (reducing traffic) as well as saving gasoline.

4. **The requested amendment is either essential or desirable for the public convenience or welfare.**

The public needs facilities such as this that are located close to the lake. Locating close to the lake increases public convenience and safety.

5. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

This use is not a traffic generator, it only serves traffic that is already at the lake. The facility would have no views of the storage units (doors) and would provide screening and landscaping to better fit in with the surrounding area. Chatham County long range sanitary sewer plans do not anticipate bringing sewer to this section of the county. This requested use is one of the few uses that does not require either county sewer or a septic tank. The requested use does not require either sewer or water as there are no facilities proposed that require them.

**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 January 27, 2016

☒ Held Community Meeting

Date of Meeting October 19, 2015

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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (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. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** 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.
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## **Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN**

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**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;
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- ☒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;
- ☒i. Proposed phasing, if any;
- ☒j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- ☒k. Proposed provision of utilities;
- ☒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;
- ☒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
- ☒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;
- ☒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.

## **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 William B. Hood 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: William B Hood

Date: 2-4-16

**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: WC Lewis

Date: 2/4/16

### **OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

☐ Check No. \_\_\_\_\_ ☐ Cash ☐ Credit Card ☐ Money Order

Application No. PL 20 \_\_\_\_\_

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**REPORT OF COMMUNITY MEETING REQUIRED BY  
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: February 1, 2016

Proposed Zoning: CD-NB

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) October 1, 2015. A copy of the written notice is also attached.

The meeting was held at the following time and place: Extra Garage II, 1298 Beaver Creek Road at 7:00 pm.

The persons in attendance at the meeting were: Walt Lewis, William Hood (only people who attend)

The following issues were discussed at the meeting: N/A

As a result of the meeting, the following changes were made to the rezoning petition: N/A

Date: February 1, 2016

Applicant: Walt Lewis

By: William Hood

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

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## JERRY TURNER & ASSOCIATES, INC.

*Landscape Architecture Land Planning Environmental Design*

*Principals:*  
Jerry M. Turner, FASLA  
William B. Hood, ASLA  
Lynda P. Harris, ASLA

*905 Jones Franklin Road*

*Raleigh, North Carolina 27606*

October 1, 2015

Re: **Development Input Meeting** for Extra Garage IV located on 896 Beaver Creek Road on Monday, October 19, 2015 @ 7:00 pm

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a Recreational Storage Facility project on 15.265 acres we are proposing near your property, on Parcel Number 0088772. An informal community meeting will be held on Monday October 19, 2015 beginning at 7:00 pm at Extra Garage II, 1298 Beaver Creek Road, and lasting approximately 45 minutes. Plans of our proposed development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below. A copy of the map showing our proposed project is attached and can also be viewed on the Chatham County web site at [www.chathamnc.org/planning](http://www.chathamnc.org/planning) under the Rezoning & Subdivision Cases link. If you plan to attend please respond by telephone or email.

Respectfully,

For More Information, Please Contact:  
William Hood, Jerry Turner and Associate, Inc.  
919 851 7150  
[whood@jerryturnerassoc.com](mailto:whood@jerryturnerassoc.com)

Ajacent Property Owners

Holleman L Worth Sr.  
Holleman Timothy A  
124 Cobblestone Drive  
Chapel Hill, NC 27516

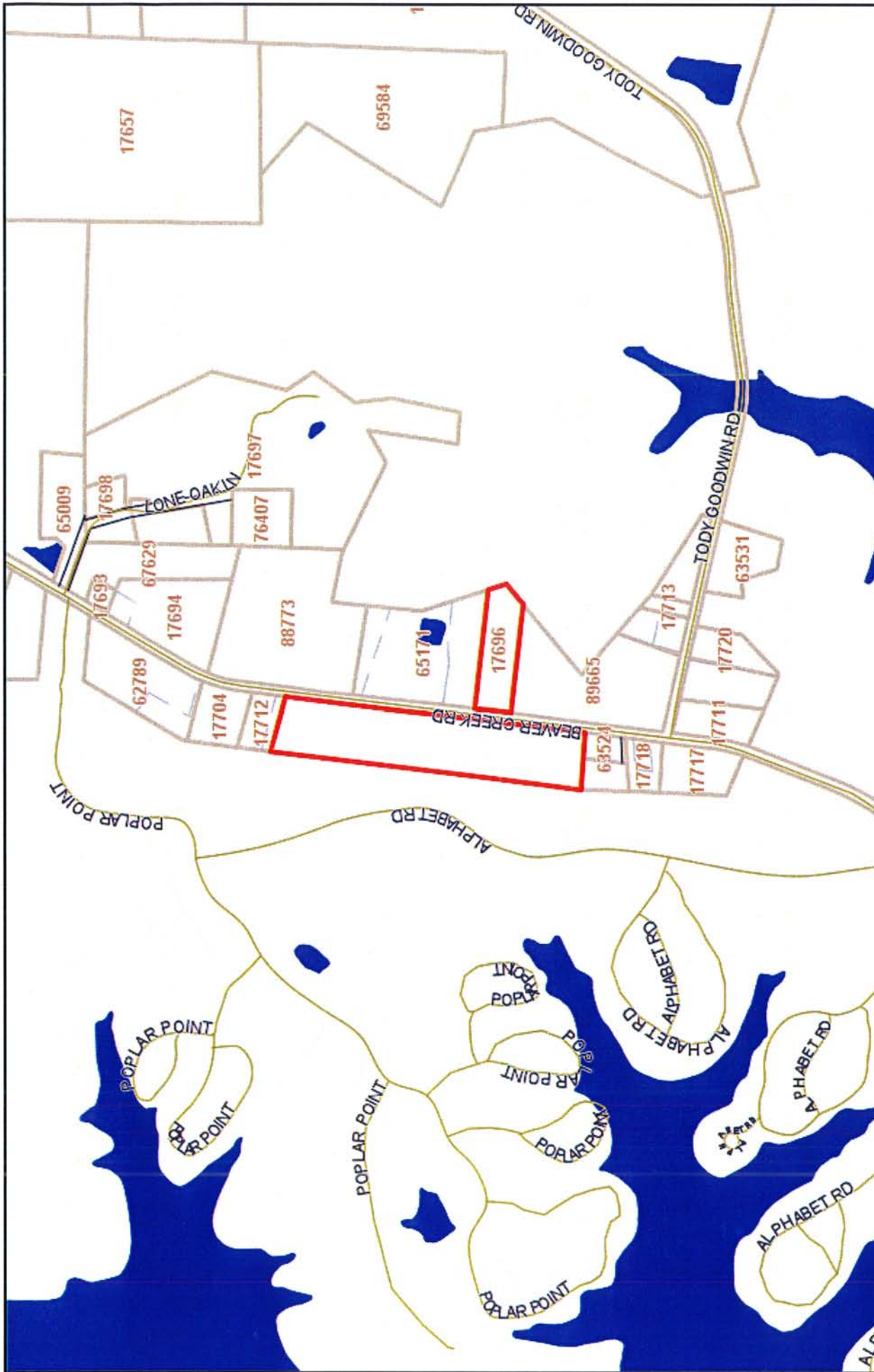
Chatham Redbud Properties, LLC  
5425 Turkey Creek Drive  
Raleigh, NC 27613

Fridley Darin L  
Fridley Elizabeth M  
30 Tody Goodwin Road  
Apex, NC 27502

Keith Edwards & Heirs  
c/o Hettie Johnson  
132 Glasgow Drive  
Clayton, NC 27520

United States of America  
c/o US Army Corps of Engineers  
P.O. Box 144  
Moncure, NC 27559





Deed Book: 1551  
 Deed Page: 0105  
 Plat Book: 2010  
 Plat Page: 0262  
 Deed Acres: 16.545  
 Physical Address: BEAVER CREEK RD  
 Improvement Value: 0  
 Land Value: 315812  
 Fire District: 107  
 Township Code: 11

Parcel Number: 88772  
 Map Number: 9791-78-9148  
 Owner Name: CHATHAM REDBUD PROPERTIES LLC  
 Owner Address: 5425 TURKEY CREEK DR  
 Owner City: RALEIGH  
 Owner State: NC  
 Owner Zip: 27613  
 Tax Year: TR 2  
 Description:

Disclaimer:  
 The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



CHATHAM COUNTY, NC  
 Property Map

One Inch = 800 Feet



# CHATHAM COUNTY

PROPERTY REPORT - PRINT

<b>Property Owner</b> CHATHAM REDBUD PROPERTIES LLC		<b>Owner's Mailing Address</b> 5425 TURKEY CREEK DR RALEIGH, NC 27613		<b>Property Location Address</b> BEAVER CREEK RD	
<b>Current Owner</b> TUCKER JOHNATHAN SCOTT		<b>Current Owner Address</b> 141 COUNTRY HAVEN LANE, FUQUAY VARINA NC 27526			

<b>Administrative Data</b> Parcel ID No. 0088772 PIN 9791 00 78 9148 Owner ID 1327792 Tax District 107 - NORTH CHATHAM FIRE DIST		<b>Administrative Data</b> Legal Desc TR 2 Deed Year Bk/Pg 2011 - 1551 / 0105 Plat Bk/Pg 2010 / 0262 <b>Current Owner</b> Deed Bk/Pg 1790 / 526 <b>Sales Information</b> Grantor Sold Date 0--0 Sold Amount \$ 0		<b>Valuation Information</b> Market Value \$ 315,812 Market Value - Land and all permanent improvements, if any effective January 1, 2009, date of County's most recent General Reappraisal Assessed Value \$ 315,812 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.	
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<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel)	
Year Built	0
Built Use/Style	
Current Use	/
* Percent Complete	0
Heated Area (S/F)	0
Fireplace (Y/N)	N
Basement (Y/N)	N
Attached Garage (Y/N)	N
*** Multiple Improvements	000
* Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements	

<b>Land Supplemental</b>	
Map Acres	16.545
Tax District Note	107 - NORTH CHATHAM FIRE DIST
Present-Use Info	

<b>Improvement Valuation (1st Major Improvement on Subject Parcel)</b>	
* Improvement Market Value \$	** Improvement Assessed Value \$
0	0
* Note - Market Value effective Date equal January 1, 2009, date of County's most recent General Reappraisal ** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure	

<b>Land Value Detail (Effective Date January 1, 2009, date of County's most recent General Reappraisal)</b>		
Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
315,812	315,812	315,812
** Note: If PUV is not equal to LFV then parcel is taxed at present use value and is subject to rollback taxes, if disqualified.		

# Chatham County Property Record Card

DATE 2/03/15  
TIME 16:50:23  
USER FRANCES  
CHATHAM REDBUD PROPERTIES LLC

CHATHAM CO TAX DEPARTMENT  
PROPERTY CARD  
FOR YEAR 2015

PIN... 9791 00 87 4664 PROG# AS2006

PAGE 1

CHATHAM REDBUD PROPERTIES LLC

PARCEL ID... 0017696  
LOCATION... BEAVER CREEK RD  
DEED YEAR/BOOK/PAGE.. 2013 1551  
PLAT BOOK/PAGE.. 2013 0061  
LEGAL DESC:TR 1B

5425 TURKEY CREEK DR

ASSESSMENT NONE  
OWNER ID.. 1327792  
DISTRICT.. 107 NORTH CHATHAM FIRE DIST

RALEIGH  
DESCRIPTION

TOWNSHIP... 11 NEW HOPE  
NC 27613-

NEIGHOOD... 1101 SOUTH EAST NEW HOPE  
RESIDENTIAL

MAINTAINED.. 5/08/2014 BY FRANCES VALUED.. 3/24/2014 BY FRANCES  
VISITED..... BY PREV PARCEL 0017696

PARCEL STATUS... ACTIVE

ROUTING#..  
CATEGORY.. REAL PROPERTY

\*\*\*\*\*  
\* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD \*

DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALES HISTORY SALE AMOUNT STAMP AMOUNT DEED NAME

1551	0105	4/04/2013	SPLIT	OTHER	REVENUE STAMPS	CHATHAM REDBUD PROPERTIES LLC
1551	0105	1/25/2011	WARRANTY DEED	REVENUE STAMPS		CHATHAM REDBUD PROPERTIES LLC
1515	1184	12/31/2010	OTHER DEED	RELATED PARTIES		KNIGHT GAYNELLE HOLDER, HOLDER
323	0157	12/28/2010	SPLIT	OTHER		HOLDER MURPHY E & NELLIE
323	0157	12/31/1996	*INVALID	REVENUE STAMPS		HOLDER MURPHY E & NELLIE HOLDE

## LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZE	OTH%	TOT ADJ	CURRENT FMV
1		100	AC U	3.822	25,000.00	.00	.00	100.00	.00	.00	.00	95,550
TOTAL ACRES..				3.822								95,550

TOTAL PARCEL VALUES---	LAND /	OVR	IMPROVEMENTS /	OVR	TOTAL LAND/IMPROVE	2014 VALUE
FMV.....	95,550	0	0	0	95,550	95,550
APV.....	95,550	0	0	0	95,550	95,550

## COMMENTS

PB 2010/262 TR 1  
SPLIT OUT 88772 & 88773 BY PB 2010/262  
PROPERTY PASSES TO CHILDREN PER ARTICLE III OF NELLIE'S WILL  
GAYNELLE HOLDER KNIGHT 1/3RD INT, ATLAS EUGENE HOLDER 1/3RD  
SHARON HOLDER SHEHDAN 1/3RD INT.  
1515-1184 MURPHY EUGENE HOLDER RENOUNCED HIS RIGHTS TO RP  
SPLIT OUT LOT 1A (12.00AC) INTO 89665 BY PB 2013/61  
SPLIT OUT LOT 1C (3.311A) CMB W/65171 BY PB 2013/61  
PB 2013/61 LOT 1B  
4.00 - .178 R/W 3.822 NET



## Chatham County Property Record Card

DATE 2/03/15  
TIME 16:50:23  
USER FRANCES  
CHATHAM REDBUD PROPERTIES LLC  
5425 TURKEY CREEK DR  
RALEIGH DESCRIPTION  
MAINTAINED.. 5/08/2014 BY FRANCES VALUED.. 3/24/2014 BY FRANCES  
VISITED.....  
PARCEL STATUS... ACTIVE  
\*\*\*\*\*  
\* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD \*

CHATHAM CO TAX DEPARTMENT  
PROPERTY CARD  
FOR YEAR 2015  
PARCEL ID.. 0088772  
LOCATION... BEAVER CREEK RD  
DEED YEAR/BOOK/PAGE.. 2011 1551  
PLAT BOOK/PAGE.. 2010  
LEGAL DESC:TR 2  
TOWNSHIP... 11 NEW HOPE  
NC 27613-  
RESIDENTIAL  
NEIGHOOD... 1101 SOUTH EAST NEW HOPE  
ASSESSMENT NONE  
OWNER ID.. 1327792  
DISTRICT.. 107 NORTH CHATHAM FIRE DIST

PIN... 9791 00 78 9148 PROG# AS2006  
PAGE 1

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1551 0105	1/25/2011	WARRANTY DEED	REVENUE STAMPS			CHATHAM REDBUD PROPERTIES LLC
1515 1184	12/31/2010	OTHER DEED	RELATED PARTIES			KNIGHT GAYNELLE HOLDER, HOLDER
323 0157	12/28/2010	SPLIT	OTHER			HOLDER MURPHY E & NELLIE

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZE	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		100	AC U	15.265	20,688.63	.00	.00	100.00	.00	.00	.00	.00	315,812
TOTAL ACRES.. 15.265													
TOTAL PARCEL VALUES----													
FMV..... 315,812													
APV..... 315,812													
TOTAL LAND FMV.. 315,812													
2014 VALUE													
315,812													
315,812													

COMMENTS -

PB 2010/262 TR 2  
16.545 15.265 NET  
SPLIT OUT OF 17696 BY PB 2010/262  
1515-1184 MURPHY EUGENE HOLDER RENOUNCED HIS RIGHTS TO RP  
PROPERTY PASSES TO CHILDREN PER ARTICLE III OF NELLIE'S WILL  
GAYNELLE HOLDER KNIGHT 1/3RD INT, ATLAS EUGENE HOLDER 1/3RD  
SHARON HOLDER SHEHDAN 1/3RD INT.

Chatham County Appearance Commission Minutes  
January 27, 2016

**Walt Lewis, business owner and Willie Hood of Jerry Turner & Associates**  
for Extra Garage IV at Beaver Creek Rd.

This is to be a two phase project, (1) Building A and (2) Building B enclosed building storage facility for dry boat storage and RV storage.

There will be two entrances to the site with chain link fencing around its entirety. The plan calls for keeping existing pine forest as buffer with the additional planting of Cryptomeria for embellishment. Embellishment planting at the two entrances is also called for in the plans.

Buffer specified for rear of property was Type C, commission members pointed out that Type A buffer is required. Mr. Lewis and Mr. Hood agreed to make this change to the plans.

Two signs 12' in height are specified for entrances with internal lighting and mass planting at their bases.

There was some discussion about the color of the buildings. Tan and green or all green. There was a split vote on either of the two choices and it was agreed to uphold the Planning Commission's call for all green buildings.