

Chatham County Planning Department  
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**TEXT AMENDMENT REQUEST APPLICATION**

(1) Applicant Information:

Name: NNP-Briar Chapel, LLC  
Address: 1342 Briar Chapel Parkway  
Chapel Hill, NC 27516  
Phone No: (H) \_\_\_\_\_  
(W) 919-951-0712  
(M) \_\_\_\_\_

(2) Name of Ordinance for Text Amendment: Chatham County Compact Communities Ordinance

(3) Text of Ordinance to be varied: Sections 6.2. See attached.

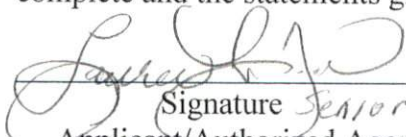
Section \_\_\_\_\_ Page \_\_\_\_\_      Section \_\_\_\_\_ Page \_\_\_\_\_

Existing Language:  
See attached

Requested Language Change:  
See attached

(4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified.  
See attached

I hereby certify that I making application for myself or my organization and that the information provided is complete and the statements given are true to the best of my knowledge.

  
Signature Senior Vice President  
Applicant/Authorized Agent Laurie H. Ford

3-29-17  
Date

Fee: \$250.00, Non-refundable once public hearing notices are sent and if decision is made to deny request

## **PROPOSED AMENDMENTS TO CHATHAM COUNTY COMPACT COMMUNITIES ORDINANCE**

[The proposed amendment is to increase the dwelling unit cap from 2,500 units to 2,650 in order to accommodate the CUP Amendment sought simultaneously herewith]

### **6.2 Maximum Size**

*No compact community shall include more than two thousand six hundred fifty (2,650) dwelling units.*

## **REASONS FOR REQUESTED TEXT AMENDMENT**

NNP-Briar Chapel, LLC (“NNP”) is the developer of the Briar Chapel project (“Briar Chapel”). Briar Chapel is the sole existing compact community in Chatham County. Briar Chapel is currently approved for a total of 2,500 residential units, the current maximum number of residential units allowed under the Compact Communities Ordinance (“CCO”), Section 6.2.

NNP is simultaneously seeking a limited CUP Amendment for the Briar Chapel project that would, in part, increase the number of allowed residential units from 2,500 to 2,650. This amendment to the residential unit cap in the CCO is needed to facilitate the requested CUP amendment. As is set out in the CUP application in more detail, adding residential units where facilities and infrastructure already exist makes the most pragmatic sense and is most consistent with stewardship of the land. The alternative is more suburban sprawl.

### **Residential Unit Count Maximum**

The text amendment proposes to change the 2,500 dwelling unit maximum to 2,650. The CCO establishes numerous other protections ensuring an appropriate limit on the amount of residential development allowed in the project. For example:

- CCO caps the amount of residential density (no more than 2 residential units per gross acre, Section 6.3)
- CCO imposes a minimum amount of open space (at least 30%, Section 10.1),
- CCO imposes a maximum amount of impervious surface (no more than 24%, Section 6.4).

The maximum number of residential units (2,500), on the other hand, is not tied to or related to any amount of available acreage but is a round number selected when the ordinance was originally adopted and before the feasible number of residential units could really be known. Because the CCO contains these known protections irrespective of the number of residential units proposed, the maximum of 2,500 residential units can be increased to 2,650 without the objectives of the CCO being compromised.