



Chatham County's Recommendations on Chatham Park's Additional Element

Affordable Housing Element Recommendation: The county is currently working on affordable housing as a separate issue and will have detailed recommendations at a later date. The county recommends a stronger commitment by the developer to affordable housing, including increasing the percentage of affordable housing within the development. Chatham Park offers a strong opportunity for affordable rental and workforce housing and we would ask that these concepts be explored. The county is willing to partner in this discussion and in implementation. The county also supports the concept of a dedicated funding source, including the developer's proposed contribution, to support affordable housing throughout Chatham County. The county is fully prepared to partner in this effort, once detailed recommendations are developed.

Open Space Element Recommendation: The county recommends that Chatham Park allow for flexibility in planning trails, with special regard for the connection of Chatham Park trails to future county trails. The county strongly supports the concept that all trails will be open to the general public.

Phasing Element Recommendation: The county recommends that Chatham Park present a multi-phased (at least 5-year) plan, updated yearly, for development phases, so that the county can anticipate and plan for service demand in the annual budget process. Agencies that may be impacted most include: schools, building and fire inspections, sedimentation and erosion control, and public safety (911 dispatch, EMS and fire).

Public Facilities Element Recommendation: There are several recommendations for the different types of public facilities and are categorized below.

- **Infrastructure:** The county recommends that Chatham Park take every measure possible to ensure adequate water supply and pressure, especially in regard to fire and rescue efforts.
- **Public Safety Facilities:** The county recommends that Chatham Park donate separate parcels of land as needed to accommodate EMS and fire services.
- **School Facilities:** The county strongly supports Chatham County Schools' requirements for number and type of school sites and supports the process outlined for conveyance of sites by the Chatham County Board of Education. The county supports the developer's proposal to donate the sites. The county requests that requirements for facility sharing, such as shared parking between parks and schools, be mutually acceptable to all parties and be determined on a case-by-case basis. The county also supports Chatham Park's efforts to improve traffic flow on 15-501 by constructing alternate and additional roadways for access to Northwood High School.



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- **Vertical Assets-** The county requests that the town/developer allow co-location of emergency communication equipment on all public vertical assets constructed within the development, such as water tanks.

Transportation:

Chatham County supports the provision of transit services within Chatham Park. The county requests that Chatham Transit be given the first opportunity to provide service before other providers. The county supports construction of bus stops with shelters for routes within the development. The county also asks Chatham Park to consider employment routes for Chatham Park residents working at UNC, in RTP, or other areas.

Other requests:

Chatham County requests that sedimentation and erosion control ordinances and rules not be part of the regulations that are held constant throughout the duration of the project. Currently, the only activities that are exempt from the Soil Erosion and Sedimentation Control Ordinance (SESCO) are agriculture, silviculture, mining, state authority, and emergency operations. No mechanism exists within the ordinance to “grandfather” specific projects by date or any other measure. Furthermore, in order to remain a delegated local program, the county has an obligation to adopt any revisions made to the Sedimentation Pollution Control Act (SPCA) and maintain standards that are at least as stringent as state standards. If those standards are updated, the county would be required to revise its ordinance in order to remain delegated. The town would also be required to adopt the revisions. In addition, it is important that the town’s ordinance mirror the county’s for purposes of administration by county staff.