

The PDD zoning district requires a Phasing Plan in the original submittal. However the Master Plan just contained a discussion about how Chatham Park would be phased however CPI wanted, and per 'market conditions' etc. This Additional Element still does not meet the full requirements for a phasing plan.

The preamble suggests that the Town (and County) should use Chatham's Park's plans to shape their "Comprehensive Plan(s)" rather than that Chatham Park be required to proceed within the limits of such Town plans. This is particularly hazardous (and hard to do) when we read below that CPI still refuses to establish multiple timelines, or even to stick to them.

Firmer, more detailed, and binding (and mutually agreed) timelines would protect the town, and should have included things such as: not starting phase x until a certain date, completing it by a certain date, the completion of certain phases before starting or completing others. It would also lay out an orderly process that would prevent the piling up of small area plans, site plans and other review tasks for the town. Since there is no guiding timeline, this phasing plan does the opposite of what it claims to do -- assist the Town in the orderly provision of services and infrastructure.

In addition, since residential development tends to cost a town more than it brings in in property taxes, an assured balance of types of development would help to remedy that potential shortfall. And of course, additional residential development impacts our school system, and that may be the aspect that requires the most advanced planning (and funding).

Also not corrected here is a defect in the Master Plan under which an annexation request can be submitted for an area that is not contiguous with the town limits but merely contiguous with one for which an annexation petition has been submitted. While annexation of land before construction would increase tax revenues somewhat, it would also require the installation of town infrastructure to serve it, and if CPI installs it, the Town has to pay them back (as we learn from this Element, and the final one, Public Facilities).

(p.6, pdf p.7) Phase 1 "North Village" used to refer to a medical office park/mixed use area north of the new bypass bridge at Eubanks Road, now it's the ENTIRE northern half of Chatham Park, north of business 64. CPI says it would take 15 years to complete build-out of this entire northern portion.

However, they don't commit to, for instance, completing Phase 1 before commencing Phase 2 (as is more usual). Indeed they can't since the density and access to parts of Phase 1 depends on the construction of a new road all the way from 15-501 north of Pittsboro, around/through the eastern part of town to loop back to 15-501 south of town. At a presentation to the Town on Sept 12 Tim Smith stated that the ramps and roads that would connect to the new bridge over the 64 bypass could be completed within 2 years (so at least south to business 64 if not all the way round south of town, which might take longer).

Nevertheless starting Phase 2 south of Town -- *"for the most part, non-residential or mixed use development ... generally ... located along what will be the southern extension of Chatham Park Way from US 64 Business to US 15-501 south of Pittsboro"* -- before the full buildout of Phase 1 could cause infrastructure costs (water, sewer, other services) to be extended over underpopulated areas and longer miles. Phase 2 is not given a timeline, start date, or duration. So there's no commitment as to when this will "mitigate traffic congestion" nor whether the timeline for this road depends on CPI or NCDOT. If this southern loop road is built but does not remain undeveloped it would be a rather ineffective bypass as described here.

"Phases 3, 4, 5, and 6 are projected to develop sequentially moving from northwest to southeast, however, it is possible some residential neighborhoods located in Phase 3 would develop concurrently with Phase 2's non-residential development." Balancing residential and non-residential development helps market

both types of property, but when such development does not proceed in close proximity, it increases the costs of extending utilities and services without the maximum number of customers per mile, and maximum amount of (completed building) property tax.

As vague as these "phase" descriptions are, even these are not to be binding in any way.

"Actual phasing of development, including the configuration of development phases, may vary from the foregoing anticipated phasing, and will depend upon such factors as market conditions, economic considerations, and completion of infrastructure construction."

In addition, the Master Plan contained 27 numbered land-use sections, with 5 overlaid "activity centers" (which are retail etc. hubs), and I'm sure that some or all members of the Board assumed that each of these would have its own Small Area Plan submitted. Now Chatham Park is to be dealt with in only 6 phases and sections which are in all probability actually three: Phase one as they have identified it here, followed by a combination of phases two and three, with the final three maybe occurring together, maybe not, depending.... I am also very concerned that the Small Area Plans will not provide the level of detail the Board anticipated when they approved the Master Plan since they would cover larger areas and perhaps be somewhat broad brush, especially for Phase 1.

This is the last chance to fix this problem. Right now CPI can talk about buildout in 35-40 years, but it could happen so much faster, they seem to believe the entire northern half could be complete in 15 years. In fact, to support any version of their plan (whether a corporate relocation magnet, or just more Triangle overflow housing and retail and so on), would surely require that it all get done sooner rather than later, as is feasible.

(p.8, pdf p. 9) "Section 3, **Objectives.**" Here, CPI isn't merely adding to the Master Plan, but appears to be trying to get a jump on the Development Agreement by other means. If this language were to remain, one wonders what would be left to negotiate in such an agreement.

This section proceeds to dictate that the Town will provide infrastructure for Chatham Park, and not merely when it's actually needed, but perhaps when it's requested, whether the Town has the dough (or borrowing capacity) to do it or not.

At #1, the Town would have to prioritize infrastructure for Chatham Park -- if there are or WOULD BE more people there in future. Yet there may be urgent infrastructure needs in the rest of Pittsboro that involve the health and safety of current residents, and businesses, urgent needs that cannot take a backseat until Chatham Park is completed.

Future people don't pay the utility bills and taxes to offset these infrastructure costs, current residents do, and some have been doing so for 60 years.

Under #2, similarly, the Town must plan and budget for future infrastructure spending and installation not on the needs of current residents, but on some future "projected development phasing in Chatham Park." The Town would also have to ensure that the Capital Improvement has all Chatham Park's future needs budgeted in advance, regardless of what is falling apart where in systems or facilities serving current residents.

Under #3: This language appears to say it's OK if new infrastructure isn't buffered from current uses, landowners, residents etc., only from "*adjacent planned development of a different use or nature.*"

Regarding the details and impacts of Small Area Plans the language for Objective #4 is odd. Most the language of the other objectives here is phrased as what the Town must specifically do (and when).

Objective #4 describes some minimal requirements that CPI must supply with it's small area plans but the language here doesn't say it is they who must do that.

The fact that an estimate of the number of new housing units etc per year would be provided with a small area plan may still not enough lead time for new schools, because once a Small Area Plan is approved, development could then proceed as fast as subdivision plans can be submitted.

Also of note here is that (like roads and bridges etc. in a later section), anything that C.Park "provides" (builds) the Town has to pay for. My understanding is that the Town didn't/doesn't have the borrowing capacity to carry this entire load unless it's very gradual and revenues ramp up sharply.

The least that we can do is to ensure that a phasing plan does not allow development to occur too fast, is predictable and controlled, and does not proceed in too scattered a fashion, so that the revenue from installed infrastructure (and subsequent development) is concentrated and maximized.