

Submission Materials Check List: Application for Conditional Use District and / or Conditional Use Permit

(Draft # 5. Last modification : 02-13-03)

(Approved for use by the Planning Board on 07/01/97) – Revision 9/12/00 Finding #5 b. Water/Sewer Impact Statement

Introduction:

The materials required in applications for a Conditional Use District (CUD) and/or a Conditional Use Permit (CUP) are given below. While some areas are optional, depending on the nature of the requested use, other items are required of all applications. Material that must be provided in all applications is designated as **<Required>**. Material, that is not essential due to the type or characteristics of the requested use, is designated as **<Optional>**. The Planning Board may, at its discretion, require the presentation of any of the information designated as optional. The Planning Board may request, due to the unique nature of the application, any additional information not directly listed in this check list.

Completion of all required items by the applicant, **working with the Planning Department**, and others as needed, would be **mandatory** for the application to be considered at public hearing and then by the Planning Board. The Planning Department will not forward incomplete applications to the Planning Board. Substantial amounts of new information will not be last-minute additions to the application at the Planning Board meeting where the application is first considered (e.g. a substantial redesign of the proposal during the review). If a decision on an application is deferred, then clearly, new material may be added to the application for consideration at the next Planning Board meeting.

As the applicant is often requesting, via a CUD/CUP, a zoning change, the development of a complete application should not be considered an unreasonable expectation. It should be considered an opportunity to develop a strong application that clearly identifies the benefits of the requested use.

The original zoning decisions of the Board of County Commissioners are presumed to be correct; there is no requirement to defend existing zoning or prove why it should not change. It is the responsibility of the applicant to prove why a change should be made and the CUD/CUP be granted.

General Application Requirements:

A detailed description of the project, a requirement that is common to all applications, is discussed in this section.

- 1) Location **<Required>**. The location of the site in Chatham County. Including:
 - a. public highway(s) servicing this site; Galloway Ridge at Fearington located off of
 - b. private road(s) servicing the site; 15-501 at Weathersfield Rd. This application is

c. the current zoning of the site; for the approval of the signs at 15-501 Weathersfield Rd. All other required information was included in the previously approved application.

d. watershed designation, the site classification and % impervious surface allowed; WS IV - PA

e. is the site in or border the "Major Wildlife Areas" identified in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina", 1992, starting on page 181; (a copy of this inventory is located in the Planning Department) N.A.

f. the size (in acres) of the site; 50 acres

g. current utility or other easements assigned to this site; N.A.

h. the current use of the site; Pending New Retirement Community (Opening May 2005)

i. description of current contents of the site (e.g. buildings, utilities, etc.) The retirement community will have 50 villas, 183 apartment residences, and 22 assisted living apartments and 16 skilled nursing beds. The community will also include common amenities including 2 dining rooms, a cocktail lounge, library, arts and crafts room, salon, and wood shop. The community also consists of a primary care clinic open to Fearington and an onsite health club for the residents called The Duke Center for Living which is also available to the public both managed by Duke personnel.

j. other Conditional Use Permits that have been granted for this site. N.A.

2) Description of Use <Required>. Provide a description of the requested use. Request is for a revision of signs previously approved under previous application.

3) Site Plan and Drawing <Required>. Describe the plans for the site in detail. Provide drawing(s) at an appropriate of the completed project. This information should be of adequate detail (a drawing done by a licensed land surveyor and design details from a licensed architect are **strongly recommended**) to address the following:

- existing buildings on site, construction description and size.
- proposed new buildings, location on site, size, construction description in adequate detail to determine the general appearance of the building and to establish the architectural design.
- landscape plan with materials used.
- screening/buffering plan, setbacks.
- natural preserved areas that will remain in this condition.
- site boundaries with adjacent properties.
- parking design.

- h. sign location, type, size.
- i. areas reserved for future development or improvements under this permit.
- j. lighting plan.
- k. percentage of impervious surface, include storm drainage management plan.
- l. topographical description/drawing of current site and after improvements have been made to the site.
- m. designate streams and wetlands and any required water hazard setback areas.
- n. vicinity map showing property location.
- o. county tax map with location of property identified

4) Start and Completion Projections <Required>. Provide a project plan. Provide the approximate start time for the project development. Provide the approximate completion time for the project; when it will be ready for operation.

Start 11/03 Phase I will be completed in May 2005 with all phases completed by Jan 06.
Signage will be installed upon approval. (May 2005)

5) Reference to Existing County Plans <Required>. Is this site specifically mentioned in any County plan (such as the highway plan, watershed plan, etc.?). (If the requested use for the site is specifically counter to existing plan, the application must provide a compelling argument as to why the provisions in the plan should be set aside and the permit granted.)

Previously Approved.

Specific Application Requirements:

The following requirements are needed to support the Five Affirmative Findings found in the Chatham County Zoning Ordinance. **All** of these findings must be met to grant the application.

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.

1) Validation of Use in Zoning Ordinance (Zoning Ordinance information: <http://www.co.chatham.nc.us/PlanningBoardItems/Zoning%20Ordinance.htm>) <Required>. Simply confirm that the requested use is eligible for the requested site.
 Previously Approved.

2) Land Development Plan Reference <Required> (Land Development Plan: <http://www.co.chatham.nc.us/PlanningBoardItems/PlanningBoard.htm#View%20ordinances%20&plan%20plans>)

Provide (in context) references to the Land Conservation and Development Plan that support this application.

Previously Approved.

Finding #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

1) Need and Desirability <**Required**>. The application should describe why there is a need for the proposed use in this area. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses).

This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning? The proposed change is to present a uniform look to the Fearington Community while providing clear identification of community entrance that is conspicuous for emergency response and legible to senior citizens. Signs identify the community in a manner visible from both the north and south approaches. The signs are the exact size and resemble theme currently approved for Fearington Use. They also will keep the rural feel with the white fence which further ties the Fearington theme together.

2) Survey of Similar Uses <**Required**>. How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, Why is this new instance of this use essential? Are these other instances currently in operation and successful?

There are currently 3 signs of this size and theme located on Highway 15/501 that identify entrances to Fearington Village.

Previously Approved.

3) Public Provided Improvements <**Required**>. Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.

N.A.

4) Tax considerations <**Optional**>. If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide over the next five years. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required VS the tax revenue generated?

N.A.

5) Employment <Optional>. Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

N.A.

Finding #3: The requested 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.

1) Emergency Services <Optional>.

- a. Fire Protection. Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter. N.A.
 - b. Police Protection. Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter. N.A.
 - c. Rescue 911. Document the impact to the Chatham County Rescue Squad's ability to provide support to the site; provide approximate arrival time to site after 911 call is placed. The proposed signs will only enhance the 911 response to our retirement community.
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2) Traffic <Required>.

Document projected traffic generated by the use (this is available for many/most uses from DOT). Document current capacity for the road that serves this site (available for all/most roads from DOT). What kind of traffic will this be (that is car, bus, truck, etc.) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from DOT would be required if introduction of significant new traffic loads was expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

The proposed sign location is outside of the DOT sight triangle.

3) Impact to surrounding Land Values <Optional>. What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time and the possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information **must** be provided. For example, if a real estate appraiser's opinion is

presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.

N.A.

4) Visual Impact & Screening **<Required>**.

Describe the visual presentation of the completed project, in context of the adjoining properties. How will fencing and/or plantings alter the future visual presentation?

See plans of elevations proposed.

5) Lighting **<Required>**. Will there be lights associated with the use? If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated? Lighting will be provided as previously approved on original application.

6) Noise **<Required>**. Will there be noise generated by the use? If so, what will the source of this noise. Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, has a permit been requested or approved to exceed this ordinance?

N.A.

7) Chemicals, Biological and Radioactive Agents **<Required>**. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

N.A.

8) Signs **<Required>**. Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, color, size and location on the site. Identification signs are proposed on 15-501 south of Weathersfield per the attached plan.

Our request is to construct 2 signs the same size and design as the approved Fearington Village signs at the corner of 15-501 and Weathersfield. See elevations attached for the proposed signs.

Finding #4: The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.

(1) Land Development Plan:

<http://www.co.chatham.nc.us/PlanningBoardItems/PlanningBoard.htm#View%20ordinances%20&%20plans>

(2) Land Conservation and Development Plan Reference <Required>. Provide information which demonstrates how this request would conform to each relevant provision of the current Land Conservation and Development Plan. Previously addressed in original application.

(2) Water shed and flood considerations:

<http://www.co.chatham.nc.us/PlanningBoardItems/PlanningBoard.htm#View%20ordinances%20&%20plans> <Required>. Provide information that demonstrates how the requested use conforms to the Watershed Protection Ordinance and the Flood Damage Prevention Ordinance.

<http://www.co.chatham.nc.us/PlanningBoardItems/PlanningBoard.htm#View%20ordinances%20&%20plans>

Finding #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Source and Requirements >. <Required>. How much water will the use require? What is the source of the water (public or private supply)? If supply is public then (with the help of the Public Works Dept./ 542-8254) identify how the water connections are to be provided.

N.A.

2) Wastewater Management >. <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. If individual septic, provide septic improvements permit letter from the Chatham County Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR, state progress towards getting approval from NCDENR.

N.A.

Water/Sewer Impact Statement >. <Required>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.

N.A.

3) Access Roads >. <Required>. Describe the access from the site to public highways. If the requested use will require a new driveway or enhancement to existing highway(s) address the following questions. If a new driveway access is part of the proposal, has NC DOT approved this access (include copy of the commercial driveway permit)? If the Site is located on a road designated as a “major collector”, is the site accessed by an existing or proposed service road. Describe any upgrades of public or private roads necessary to serve the property.

DOT has previously approved commercial driveway permit. We are not changing the permit.

4) Storm Water Runoff >. <Required>. Detail the methods and various structures that will be used to control storm water runoff. This information will detail all points of off site discharge with design techniques used and projected impact on neighboring properties. See previously approved plan.

Name of Applicant: Galloway Ridge, Inc. Jason R Cronk, Executive Director

Signature: _____