

### 8.3. Finding #3

*“The requested permit will not impair the integrity or character of the surrounding and adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.”*

#### 8.3.1. Emergency Services

##### 8.3.1.1 Fire Protection

Services Provided: The final plan will meet fire protection requirements such as hydrant placement and emergency vehicle access.

##### 8.3.1.2. Law Enforcement

Services Provided

##### 8.3.1.3. Rescue 911

According to Susan Poe, Communications Supervisor for Chatham County Communications, emergency response in North Chatham is serviced by North Chatham Fire Station 1, which can respond to an emergency 911 call from the proposed development site in approximately 5 minutes, and EMS, whose response time is approximately 10 minutes to the site.

#### 8.3.2 Traffic Analysis

Of major concern to the public is the impact of the new project on traffic patterns. In this case, the developer must also take into consideration recently approved developments and the nearly completed US 15-501 road construction project. The developer has sought to incorporate thoughtful recommendations from the Chatham Citizens for Effective Communities and to work with adjacent property owners in writing the attached Traffic Impact Report.

There are three planned entrances to the Williams Corner development on 15-501. The entrance furthest north will be next to a new residential development under review. The Chatham County Planning Department and the NCDOT have recommended that these entrances be combined if they are to be full movement.

The next entrance will be right-in and right-out to avoid a median cut. The entrance closest to the Lystra Road intersection is an existing full-movement median cut from Polks Landing and will be also used as such from Williams Corner.

The first drive along Lystra Road from US 15-501 is a right-in/right-out access. This entrance and exit was changed to a full-movement entrance recently and after consultation with the NCDOT it was recommended that this entrance not be full movement. However, it did not solve the potential problem that the preferred travel route to return east on Lystra Road from the corner retail area would be to use the full movement exit across from Polks Landing. As suggested by CCEC, this exit route may be inherently unsafe since it would require crossing 15-501 near a spotlighted intersection. Taking this into consideration the developer changed the interior road so that customers of the office and retail complex would more naturally exit at the proposed daycare location on Lystra Road.

Please refer to the following pages for a detailed analysis performed by Kimbley-Horn Associates, August 2005.

8.3.3. Impact to Surrounding Land Values

Please see following document from Analytical Consultants, dated 29 August 2005.



#### 8.3.4. Visual Impact and Screening

The visual presentation of the project to offsite views will be mitigated through the use of perimeter buffers as well as onsite landscaping within parking and driveway areas. The perimeter buffers will make use of both existing and installed plant materials in way that both mitigates the visual impact to surrounding areas and also allows views into the site from US 15-501. This visibility is necessary to encourage retail traffic into the site, which will enhance the viability of the commercial mixed-use center.

Within the site, parking and driveway areas will be planted with over-story trees to provide shade and vertical contrast and emphasis to the proposed architecture. They will also be planted with ornamental trees and shrubs to provide visual emphasis to key entrances and site features and to soften the parking and vehicular areas.

#### 8.3.4.1. Text of Appearance Commission Report

[Excerpt of an e-mail message from Sue Schwartz dated 14 August 2005.]

Chatham County Appearance Commission Meeting  
August 10, 2005 Minutes by Kurt Lent

Attendees: Sue Schwartz  
Ginny Gregory  
Kim Archer  
Angela Birchett  
Kurt Lent

A schematic site plan for a new PUD located on the north east corner of the intersection of 15-501 and Lystra Rd. was presented by M. Travis Blake, owner and developer. The property is being proposed for rezoning.

The plan includes commercial buildings on the highway (west) side to contain mercantile and business usages. Flex buildings were indicated on the northern interior side of the site and residential town houses were indicated on the southeast corner of the property. Several ponds were interior to the property. Various design amenities were said to be proposed for the project including pedestrian paths and bike trail, pervious pavement areas, solar voltaic roof collectors, zero discharge waste water treatment and on site reuse.

The project is expected to return to the Appearance Commission once actual site design work is resolved and a landscape plan is completed. At this time the treatment of utility and loading areas and their screening is conceptual only.

The intent of this presentation was to request the input of the Appearance Commission on the street buffering and the overall concept.

The Commission unanimously moved that:

**The overall environmentally sensitive concept of the site design was a superior scheme. The irregular building placement situated to fit the typography of the site instead of routinely facing the highway was excellent.**

**The 50' wide and wider street landscape buffers were adequate but should include a variety of tree types, not just willow oaks as proposed. Bald cypress was suggested as an option. Under-story planting in the buffers may not be necessary or desirable due to the wide buffer width, building and parking placement.**

**Post lighting within the project must have solid tops on the globes to prevent up-lighting.**

cc: C.C. Planning Office

The developer plans to present an updated site plan to the Appearance Commission in September of 2005.

#### 8.3.5. Lighting

Exterior lighting shall be architecturally integrated with the buildings' style, materials, and colors in the selection and design of light poles, brackets, and fixtures. In general the lighting plan for the buildings will be to illuminate the buildings and not the grounds. This should be followed for the following reasons.

1. Security. You can see an intruder if you shine light on him, not by back-lighting him.
2. Beauty. The even lighting of the faces of a building is much more attractive than having patches of brightness punctuating spots on the building.
3. Durability. When you place a fixture on the building you create a puncture in the skin of that building; a path through which water and insects can travel.

All lighting at Williams Corner will meet the requirements and specifications outlined in the Chatham County Lighting Ordinance (Draft 9-2-03) and approved by the Chatham County Appearance Commission.

#### 8.3.6. Noise Considerations

The only significant noise from this development will be that generated during the construction phase.

The project is bordered by US 15-501, Lystra Road, a planned residential development, and the existing Wilder Road development. Noise control during the construction phase will be limited to working hours. The planned work schedule is from 6:30 AM to 7:00 PM Monday through Saturday. No outside construction activities will be allowed on Sundays. In addition, the project is to be developed on grade. This means that the grading plan will locate buildings in such a manner that minimal excavation will be required. This plan minimizes the possibility of blasting and noisy rock removal.

There are no businesses or normal activities planned in this project that will generate any significant noise off-site except for noises normally associated with traffic. The proposed veterinary clinic is over 400 feet away from the nearest property line and the proposed facility is not to have boarding facilities as one of its primary services. In addition, all animals will be housed indoors if boarded and the building will be constructed to modern veterinary clinic standards, which include noise abatement techniques.

The sounds associated with the low-speed flow of the traffic within the development will not be measurable off-site since the ambient noise generated from US 15-501 and Lystra Road would not allow for accurate decibel (dB) measurements.

#### 8.3.7. Chemical, Biological, and Radioactive Agents

*Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What are 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.*

The medical practices may provide x-ray and other services that will result in the generation of biohazards. These offices will be required to have all controls in place for handling this material as specified by the NC Medical Waste Management Rules. The relevant sections are listed in Section 8.3.7.1 (see following pages). In addition, the wastewater treatment plant has redundant monitoring equipment for detecting radioactive discharges. The US Filter's MemJet Membrane Bioreactor (MBR)

treatment plant was specifically chosen for its excellent capacity to filter out pathogens and heavy metals.

Businesses planning to possess and use materials regulated under these requirements will be appropriately inspected by the NC Division of Waste Management, Chatham County Health Department, Chatham County Inspections Department, and the Property Owner's Association (POA) management company. Currently there is no way to evaluate how much of this material may be generated.



### 8.3.7.1. NC Medical Waste Management Rules

#### **TREATMENT AND DISPOSAL**

##### **Treatment Facilities for Regulated Medical Waste**

Regulated Medical Waste may be treated on site or at a facility that is an integrated part of the generating facility (See .1201(3) for definition of integrated). Otherwise, it must be sent to a medical waste treatment facility permitted by the Solid Waste Section (See list on page 29). Many generators choose to ship and incinerate non-regulated medical waste such as gloves, bloody bandages, dressings, and tubing. Generators who incur this expense should be reminded that this is not required by OSHA or any other state agency. Such waste may be landfilled untreated even though it may be designated as regulated waste by OSHA. (.1203(a))

##### **Permitting of Medical Waste Treatment Facilities**

Solid waste permits are not required for facilities that treat only waste generated within the facility. Permits are required for facilities that treat medical waste generated off site and not within an integrated medical facility.

##### **Disposal of Large Volumes of Blood and Body Fluids**

Incineration or sanitary sewage are acceptable treatments for blood and body fluids in individual containers in volumes greater than 20 ml. If neither of these options is available on site, a vendor must be obtained to treat the material.

##### **Urine and Feces**

Disposal of Items Such as Bloody Gauze, Used Gloves, Tubing, and Dressings. These materials are not regulated medical waste and, therefore, do not have any specific treatment requirement. They may be disposed of as general solid waste. Note that some of these items may be subject to packaging and labeling requirements by OSHA. The Solid Waste Section does not recommend removing these labels at the point of disposal.

##### **Arranging for Incineration of Regulated Medical Waste by a Neighboring Hospital**

Any facility treating waste that is generated off site and outside of an integrated medical facility must obtain a permit from the Solid Waste Section. All packaging, labeling, transportation, storage, and treatment requirements apply.

##### **The "50 Pound per Month" Record-Keeping Exemption**

This exemption, in Section .1204(b), exempts generators from the record-keeping requirement if they ship less than 50 pounds per month of regulated medical waste.

##### **Rejection of Properly Packaged Sharps or Treated Regulated Medical Waste at the Local Municipal Landfill**

Landfill operators have the right to reject any waste for disposal in the landfill, even if state regulations allow landfill disposal of such wastes.

##### **Managing Medical Waste After It Has Been Treated**

Treated medical waste is subject to the same requirements as general solid waste. (.1203(c))

#### 8.3.8. Signs

*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.*

Signage will consist of four monument-style entry signs, proposed design follows this section. In addition, there will be signage on the buildings that will meet Chatham County's signage guidelines as specified in the *Zoning Ordinance*. The *Zoning Ordinance* specifies that this development may have 2 square feet of signage per linear foot of road frontage. In accordance with this guideline, Williams Corner may have over 4,000 square feet of signage along US 15-501. The square footage of the planned monument signs is approximately 100 square feet. Additional signage on the buildings will follow the Chatham County *Zoning Ordinance* and *Design Guidelines* that refer to signage, but will not seek to use the maximum allowed signage.

At the last meeting with the adjacent landowners, CCEC, and the Haw River Assembly (18 August 2005), the problem of the development's low visibility from the bordering roads and the needs of the future retail tenants were discussed. The leasing agent for this project has pointed out that if a potential tenant is not given identifiable signage it will be difficult for the business to thrive. The group in attendance was aware of this conflict and suggested the use of low-impact signage in front of the tree line on US 15-501 and Lystra Road. This type of signage will be specified and designed in detail for the final review by the Planning Board and Appearance Commission. Members of the CCEC and the architect for this project, MHWorks, discussed other areas in North Carolina in which they have seen this type of signage and agreed that it may well work for this project. Whether this type signage is appropriate for this site will be evaluated and a proposal made to the Chatham County Appearance Commission and the Planning Board for comments and approval.