

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT:

A request by **Andrea Snyder** for a conditional use rezoning from RA-40 Residential/Agricultural to CU-B1 Business District on approximately 1.137 acres, Parcel No. 82736 located at 587 Old Farrington Rd. (SR 2053), Williams township.

ATTACHMENTS:

The following was submitted at the July 10, 2007 Planning Board meeting:

1. Application packet

The following may be viewed on the Planning Department website at www.chathamnc.org under Rezoning & Subdivision Cases, 2007:

2. Arcview map
3. Email dated July 16, 2007 from Otto & Gladys White
4. Email dated July 16, 2007 from Milton Hamilton
5. Email dated July 16, 2007 from Lorraine Warren
6. NCDOT 2005 count data map for SR 1726

INTRODUCTION & BACKGROUND:

A public hearing was held on this rezoning request on July 16, 2007. No one spoke on the request. However, three (3) citizens sent emails requesting the request not be approved. Those can be viewed on the Planning Department webpage.

The Planning Department staff and Planning Board are required to make a recommendation on the requested change of the zoning district from RA-40 (Residential/Agricultural) to CU-B1 (Conditional Use Business District). Such a recommendation is partially based on adopted land use plans and policies as well as changing conditions as noted in the Chatham County Zoning Ordinance under Section 17. The applicant has addressed this issue in her application.

The structure, a single-family dwelling unit, was moved onto the property in July 2006 by Atticus Development Group Inc. A certificate of occupancy as a single family dwelling unit was issued March 6, 2007. The applicant, if approved, will be required to make the necessary changes to qualify the structure as a commercial unit as directed by the Chatham County Building Inspections, Environmental Health, and Fire Marshal's Offices.

Re: Andrea Snyder – conditional use rezoning

DISCUSSION & ANALYSIS:

The Chatham County Land Conservation and Development Plan is a general policy plan. A specific plan map was not adopted but a draft map was prepared. On the “draft” map, this property is located within the designation for compact community corridors. You are encouraged to read the entire Land Conservation and Development Plan of 68 pages, which is on the Planning page of the County web site.

On pages 1 and 10 of the Land Conservation and Development Plan, hereinafter referred to as “the Plan”, several policies define specific issues geared towards balanced growth. The plan directs growth to consist of a mix of different types of development and to ensure development is guided to a suitable location and is designed accordingly. Page 11 discusses one way to obtain appropriate design is through keeping the form and function of rural character. Performance standards should be met to guard against nuisance conditions and the use examined to utilize conditional use permitting.

The Plan states commercial sites should be designed to retain the rural crossroads or village character and to integrate the uses with other nearby development. This can be seen on Page 12 of the Plan. The property is adjacent to the common area buffer zone for the Governors Village residential area. Across the roadway and at the SW corner of the intersection are open fields and a residence which faces Whippoorwill Lane. Approximately 210 feet north of the driveway is the intersection with Whippoorwill Lane. The SW corner is residential properties of the Governors Village subdivision. On the NE corner are residential properties of the Governors Forest subdivision. The NW corner of the intersection is the undeveloped, area of Carolina Meadows. The structure to be used for the proposed business fits into the appearance of the residential neighborhood by utilizing a single family dwelling unit approved on the property in March 2007.

Page 57 of the Plan speaks of transportation. The 1994 NCDOT Traffic Count Report listed Old Farrington Road (SR 1726) with a count of 2,700 trips per day. The capacity was calculated to be 28,000 trips per day. The 2005 NCDOT Traffic Count Report, obtained from www.ncdot.org listed the traffic count to be 4,600 trips per day.

RECOMMENDATION:

It is the recommendation of the Planning Staff that the request for rezoning to conditional use business be approved. The Planning Board has three (3) meetings to give a recommendation to the Board of Commissioners.