

Five Findings

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. The existing site is zoned R-40 with a Conditional Use permit allowing the operation of a landscaping business on 1.41 acres of the site. This conditional use was applied by a previous owner and is no longer utilized. Currently, the site operates as a residential treatment facility for eating disorders with a 6 bed limit as outlined in section 10.3A of the Chatham County Zoning Ordinance for **"Family Care Home limited to not more than six people"**. The proposed conditional use district would be O&I under the description of **Family Care Home, Congregate Care Facility, and Hospital, health and welfare centers, nursing homes and/or convalescent homes**. The owner has already obtained a rule waiver from the Department of Facility Services to increase the facility licensing from 6 beds to 12 beds.
 - a. Please see the enclosed letters from the NC Department of Facility Services outlining the approved rule waiver, allowing the requested increase in facility licensing from 6 beds to 12 beds.
 - b. Please see the enclosed letter from OPC Area Program (Local governing body for this type of facility) acknowledging the need for this facility in the current location.

2. Please see Finding #4 for compatibility with Land Conservation and Development plans.

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

1. **Need and Desirability:** We seek to meet an important need in the state of North Carolina by providing residential eating disorders treatment services to accommodate the number of requests we've had for admission over the past 4 months. As this is an area with a significant college age population, the provision of comprehensive residential eating disorders services to those seeking local treatment is essential.
The Division of Facility Services recognizes that there is a need, and approved a licensure rule waiver to allow us to serve 12 patients in our building (see attached rule waiver approval).
OPC Area Program also recognizes the need for this type of service in the area which it is located. (Please see attached letter)
2. **Survey of Similar Uses:** While UNC provides an in-patient level of care, and Duke Medical Center provides an out-patient level of care, we fill a niche in the provision of a residential level of care. The residential level of care is a necessary component in the comprehensive treatment of eating disorders according the American Psychological Association Guidelines for the Treatment of Eating Disorders (abbreviated version of APA Levels of Care attached). There are no other instances of use currently in operation in Chatham County.
The Division of Facility Services recognizes that there are no similar services provided in our area, and approved a licensure rule waiver to allow us to provide services to a greater number of patients within our facility (see attached rule waiver approval).
3. **Public Provided Improvements:** A commercial driveway permit application has been submitted to Jesse Knight with the NCDOT for the access drive to the site. Please see the attached permit application. No additional Public Improvements are necessary in order to support the special use of this site.
4. **Tax considerations:** Please see the attached tax bill for this parcel. It is unknown at this time what impact the requested conditional use permit will have on this amount. As this conditional use would result in interior modifications and improvements to the existing structures, it is possible that the taxable property value will increase. The Chatham County Tax Office indicated that the tax impact of this conditional use could not be evaluated until the changes were completed and a new appraisal was done on the property.
5. **Employment:** Current staff conditions at the facility will not change with the increased patient load. The facility currently employs a staff of 32. As this is a residential facility with 24 hour supervision, the maximum staff load on site at any one time is 12. The current staff has the ability to supervise and treat the requested increase in residents.

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:
- b. Police Protection:
- c. Rescue 911:
 - i. There is no anticipated need for an increase in services that are already provided.

2. Traffic: The existing site is accessed by public highway "751" and by the private access road "Lassiter Homestead Rd." Additional traffic will be negligible given that the patients served remain at the house through treatment, and do not maintain personal cars on the property. There will be no increase in staff for the additional 6 patients. As visitation to the site is limited to specific times, only 1-2 visitors are anticipated on site at any time during the week and 5-10 visitors on Sunday afternoons for open visitation. As such, a zoning change will not increase the number of vehicles on the property. We will be responsible for maintenance of the gravel road and provided a paved skirt access onto Hwy 751 which also assists the neighbors driving safety. Please see the attached commercial driveway permit application. This has been submitted to Jessie Knight with the NCDOT and will be executed prior to increase in occupancy.

3. Impact to surrounding Land Values Not known at this time.

4. Visual Impact & Screening: Existing site configuration and building structures to remain. All parking and structures are set off the access road, using the existing wooded areas for screening.

5. Lighting: Existing lighting to remain. No new lighting required.

6. Noise: No changes from the current quiet environment.

7. Chemicals, Biological and Radioactive Agents: No change

8. Signs: No change

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

1. The proposed changes are consistent with the Land Conservation and Development plan as follows:
 - a. The proposed conditional use permit will not result in more development; rather it will improve the efficiency with which the current facility operates. The plans outlined herein include the modifications of existing structures only to accommodate additional beds, offices, and meeting spaces.
 - b. The existing structure is residential in form and scale and is farm house in style. The existing site is also over 10 acres in size, furthering the preservation of the form and function of the rural character.

2. **Watershed and Flood Considerations:** The existing site classification allows for 36% impervious surface. As this is an existing structure and no increase in pervious surface is proposed, an increase in census will have no additional impact on water shed.

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

1. **Water Source and Requirements:** Private supply via well. Increased patient census from 6-12 will require an additional use of 360 gallons per day (60 gallons per person per day). The existing well is 305 feet deep with a 90 foot static level. The current yield is 6 gallons per minute, resulting in 4,320 gallons per day. The required load for 12 residents and 12 staff at 60 gallons per day is 1,440 gallons per day.
2. **Wastewater Management:** Adding an additional 6 patients will increase our use by 360 gallons per day. Wastewater treatment disposal methods via individual septic system. We are in the process of permitting a new septic system to accommodate the increased load. The soils study and subsequent report have been reviewed and approved by the state and the system design is being completed. This will be completed prior to increasing the occupant load of the facility. Please see site plan for approximate location of new septic field. Please see attached septic permit on the existing system as well as the soils suitability report from the submittal for a new septic permit to accommodate the increased load.
3. **Water/Sewer Impact Statement:** No usage of public water or sewer facilities, and consequently will have no impact.
4. **Access Roads:** Access to public highway via existing private road. Improvements per NCDOT requirements will be made to the skirt where the access road ties into the public highway. Please see attached commercial driveway permit application. The application has been submitted to Jesse Knight with the NCDOT and is being processed.
5. **Storm Water Runoff:** There is no new construction that would impact the pervious surface percentage of the existing site. Therefore, there will be no change to storm water runoff.