

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT:

A request by **New City Design on behalf of CRCED Treatment, Inc.** to rezone approximately 10.14 acres from Residential/Agricultural (RA-40) and Conditional Use B-1 (1.41 acres), to Conditional Use O & I Parcel No. 73288, located at 176 Lassiter Homestead Road, Williams Township.

ATTACHMENTS:

The following was submitted at the January 8, 2008

Planning Board meeting:

1. Application packet

The following may be viewed on the Planning Department website at www.chathamnc.org under Rezoning & Subdivision Cases, 2008:

2. Arcview map

INTRODUCTION & BACKGROUND:

A legislative public hearing was held on January 22, 2008. Mr. Jon Wright, applicant, spoke on behalf of the landowner. No other persons spoke on the rezoning of the property. The minutes may be viewed on the County webpage after their approval February 4, 2008.

This property was purchased by the current landowners in May 2006. Prior to this time, the property was permitted and used for a single family dwelling unit. There also existed a conditional use permit for a landscaping business in an associated accessory structure located on the property. Since the time the current landowners purchased it, it has operated as a “residential” treatment center for women with eating disorders. The zoning ordinance currently addresses this type of activity as permitted under “family care homes” with no more than six persons residing at any one time. The accessory structure has not been able to be used due to the conditional use permit existing and limiting its use to that approved.

The Planning Department staff and Planning Board are required to make a recommendation on the requested change of the zoning district from B-1 Business to Residential/Agricultural (RA-40). 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.

DISCUSSION & ANALYSIS:

The Land Conservation and Development Plan makes several references to “preserving rural character” as can be seen on pages 1, 11, and 16. Large lot development is also encouraged within certain rural areas as is noted on page 21 of the Plan. This property was built as a single family dwelling unit with an attached garage and a workshop on 10.137 acres of land in the northeastern section of the county. The house structure was constructed as a “farm house” design. There are no exterior alterations required to support this request to go from 6 beds to 12 and no additional structures proposed or alterations to existing conditions. The application states this request furthers the preservation of the form and function of rural character.

Re: CRCED Treatment, Inc.
DISCUSSION & ANALYSIS – con't

The existing watershed classification for this property is WSIV-PA which allows for 36% impervious surface. The application advises current conditions are below 36%.

Currently there are 32 employees and there are 12 that will work at any one time. There will be no drop in employment and the addition of 6 more beds will not require any additional staffing. No additional traffic than what has existed is expected with the additional beds.

Page 1 of the Plan encourages balanced growth that consists of a mix of different types of development. There are no other facilities that provide this service located in Chatham County.

RECOMMENDATION:

It is the opinion of the planning staff to recommend approval of this rezoning request based on the information provided above. The Planning Board has up to three meetings to make a recommendation to the Board of Commissioners.