

PLANNING & ZONING REVIEW NOTES

VII. E.

SUBJECT:

A request by Doug and Cindy Carroll on behalf of Shady Wagon Farm to rezone Parcel #5241 consisting of approximately 22.14 acres, Cape Fear Township, located at 2312 Pea Ridge Road, from RA-40 Residential/Agricultural to CU-O & I Conditional Use Office & Institutional.

ATTACHMENTS:

The following was submitted at the July 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 July 21, 2008. Cindy and Doug Carroll, applicants and landowners, presented the request, and Mr. Percy Raines spoke in favor of the request. The minutes may be viewed on the County webpage after their approval August 4, 2008.

The Carrolls have been operating a permitted Bed and Breakfast Inn at this location for approximately two years. While the Bed and Breakfast Inn is a permitted use in the RA40 Zoning District, the applicants are requesting the rezoning to allow weddings, receptions, conferences, reunions and other events for 100-200 people, on-site baking of wedding cakes for use on-site and off-site, and the use of a fenced-in area for a contractor's storage yard.

The Planning Department staff and Planning Board are required to make a recommendation on the requested change of the zoning district from Residential/Agricultural (RA-40) to Conditional Use Office and Institutional (CU-OI). 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 (hereafter referred to as "the 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. The Plan also includes several references to "balanced growth" and states that "Land development and conservation will be open, proactive, and cooperative." The Plan also includes as a policy statement "Develop an integrated approach to protecting and promoting high-quality open space, recreation, historic and tourism locations. The application states that Shady Wagon Farm is "consistent with the Chatham County Land Conservation and Development Plan. It is the type of mixed-use development that speaks to the cooperative, pro-active vision of the Plan."

Re: Carroll - rezone request

DISCUSSION & ANALYSIS – con't

The existing watershed classification for this property is WSIV-PA which allows for 36% impervious surface. The application advises approximately 12.6% of the site is impervious surfaces, and the site is not in a flood zone.

Page 1 of the Plan encourages balanced growth that consists of a mix of different types of development. The application states that the only other facilities that provide this service in the County are Fearrington Village near Pittsboro and Celebrity Dairy near Siler City.

RECOMMENDATION:

The Planning Department recommends 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.