

## IX. FINDINGS REQUIRED BY ZONING ORDINANCE

The Chatham County Zoning Ordinance requires that the Board of Commissioners make five affirmative findings in establishing a conditional use district and in granting a conditional use permit. All five findings are supported by this application.

***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. Validation of Use in Zoning Ordinance:

The requested uses are all allowed uses within the conditional use district and, as such, are eligible conditional uses within the district.

2. Land Development Plan Reference:

This application is consistent with the Land Use Plan. Please see the discussion under "Reference to Existing County Plans" above.

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

1. and 2. Need and Desirability/Survey of Similar Uses:

As the general population ages, the need for high quality continuing care facilities increases. For more details, see Section I. Statement of Purpose of this application.

3. Public Provided Improvements:

No additional public improvements will be needed for this project, as verified by the Traffic Impact Assessment by Ramey Kemp & Associates provided herewith.

4. Tax Considerations:

For details of the Economic Impact Analysis of this project, see the report by Miley Gallo & Associates included in this booklet.

5. Employment:

For a detailed analysis of the employment benefit of this project, see the Economic Impact Analysis by Miley Gallo & Associates included in this booklet.

***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.*

Through the presence of the existing campus, Carolina Meadows helps to define the character of the area today. The development plans call for the addition of residential units similar to those that exist currently. The proposed upgrades to existing facilities will further enhance the character and aesthetics of the surroundings. The proposed improvements are sympathetic to the concerns of the adjoining land uses and will not be detrimental to the character of the area in which Carolina Meadows has played such a large, beneficial role in defining.

1. Emergency Services:

The project is expected to make very limited incremental demands on fire and police protection and emergency services.

2. Traffic:

**Traffic Study Summary:**

A Traffic Assessment was prepared by Ramey Kemp & Associates, Inc. (RKA) for the proposed expansion of Carolina Meadows to include an additional 74 dwelling units. The purpose of the study is to determine impacts to the surrounding transportation system created by traffic generated by full build out of the development.

Based on the analysis results, the additional development will not have a significant impact on the roadway network. Under combined conditions with new site trips, the delays for the southbound approach of Old Farrington Road at the intersection with Whippoorwill Lane are expected to increase by only 1 second in the AM and PM peak hours.

No improvements are necessary by the development at study intersections to mitigate site trip impacts. Site trips generated by the expansion of the villas are expected to be relatively small and would not have a significant impact on the surrounding transportation system.

**Road Improvements:**

None are recommended in the study.

3. Visual Impact and Screening:

The proposed improvements have been designed and situated so as to have minimal visual impact on the adjoining properties. As highlighted elsewhere in this application, existing vegetation will be preserved around the perimeter of the community to both shield the views from adjacent roadways and properties; and as equally important, to provide an aesthetically pleasing community for the Carolina Meadows residents.

4. Lighting:

Exterior lighting will be provided by full cutoff fixtures or permitted pedestrian-scale fixtures and situated so as to have minimal or no adverse impact on public roads and other properties. The lighting will be in compliance with the Chatham County Lighting Ordinance. Lighting Plans for the exterior portion of Area B and the relocated maintenance facility are included with this submittal.

5. Noise:

The proposed uses will produce ordinary levels of noise. No industrial or significant noise-generating activities or uses are proposed.

6. Chemicals, Biological and Radioactive Agents:

Given that there will be no change in the types of uses on the property, there will be no incremental impacts.

7. Signs:

There will be no additional community identification signage. All new signage will be located internally within the community and will be associated directly with new buildings and relocated services within the community, providing the appropriate identifying information for residents and visitors. All signage will comply with the Chatham County Sign Ordinance and details will be submitted for approval at the suitable time during the development process.

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

1. Land Conservation and Development Plan Reference:

This application is consistent with the Land Use Plan. Please see the discussion under "Reference to Existing County Plans" above.

2. Watershed Considerations:

The watershed classification is WS-IV-PA. The anticipated impervious surface coverage in Area A is below 24%, the threshold in the ordinance for a curb and gutter street system. Since Area B will not have curb and gutter, up to thirty-six percent (36%) impervious surface or "built-upon area" is allowed. As detailed in earlier sections, the impervious surface within each of these areas will be below the maximum limit.

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

1. Water Source and Requirements:

The existing project is currently served by the Chatham County Water System. The proposed improvements provide for the addition of +/- 70 residential units at 400 GPD. The new maintenance and Healthcare building is simply a replacement of existing facilities already on the campus. Therefore the permitted increase in water demand will be 28,000 GPD for the project. Adequate flow and pressure is available to serve this expansion.

2. Wastewater Management:

The existing project is currently served by Aqua NC. The proposed improvements provide for the addition of +/- 70 residential units at 360 GPD. The new maintenance and Healthcare building is simply a replacement of existing facilities already on the campus. Therefore the permitted increase in wastewater flow will be 25,200 GPD for the project. The Carolina Meadows WWTP was recently remodeled and expanded from 180,000 GPD to 350,000 GPD. Adequate wastewater treatment capacity is available at the new WWTP.

3. Access Roads:

The subject property directly adjoins Whippoorwill Lane, Old Farrington Road, and Mt. Carmel Church Road. There are three existing driveways into the community from Whippoorwill Lane. In addition, there is an existing driveway from Old Farrington Road into the wastewater treatment facility. The proposed plan does not create additional driveway access to the existing public roads. All access into new development areas will be provided by connections to existing internal roads.

4. Stormwater Runoff:

The project is located adjacent to Jordan Lake, the area is classified as a Water Supply Watershed, Level 4, Protected, and Nutrient Sensitive. The proposed stormwater improvements to serve Area "A" and "B" conform and exceed the requirements for development within this sensitive area. Recognizing the importance of limiting degradation to downstream channels flowing onto the Lake, no impact to regulated wetlands is planned other than one crossing of a intermittent channel for a pedestrian walking trail. Although no subdivision of property is proposed by construction of this project, the recently adopted Chatham county stream buffers will be adhered to. Fred Royal has already reviewed the stream and channel delineations in the field and these locations have been field surveyed and our reflected upon the proposed plans. All temporary erosion control structures will be designed to include flocculation logs to reduce downstream turbidity. The proposed improvements will not adversely affect downstream surface waters.

## CONCLUSION

The proposed reconfiguration and utilization of land within the Carolina Meadows community will fully comply with and satisfy the five necessary findings for the requested amendment to the Conditional Use Permit. The applicant respectfully requests that the requested amendment to the conditional use permit be granted.