

Conditional Use District Application

Land Owner Information:

R.L. Matthews

545 Old Farrington Rd.

Parcel # - 19386

Pin - 9766 00 44 0855

Submission Materials Check List: Application for Conditional Use District

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

(1) Land Development Plan:

http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land_Use_Development_Plan.pdf

Land Conservation and Development Plan Reference <Required>. Provide information which demonstrates how this request would conform to each relevant provision of the current Land Conservation and Development Plan.

This rezoning request (to CU-NB) is consistent with goals outlined in the Chatham County Land Use Development Plan. The subject lot is currently zoned residential. To the west of the subject lot there is dense residential development (Governors Village). To the east the area is more rural. One of the adjacent lots has been recently zoned CU B-1. The rezoning of the adjacent lot makes this lot particularly suitable for CU-NB rezoning. Given the subject lots location it serves as something of a crossroad commercial area (Whippoorwill Drive and Old Farrington Rd.) and it also helps to balance the dense residential growth to the west by adding a business near a large residential area. The combination of business and the nearby residential uses create an environment where a business can be sustainable by virtue of its closeness to a residential service area, helping also to create a compact community in the general area by having a variety of uses, both commercial and residential, close to one and other. It is a small lot with little likelihood of an adverse effect on the existing water and sewer service, and the limited amount of impervious surface assures little impact on the local watershed. The existing roadway adequately serves the lot. The existing structure on the lot is suitable for re-use as a commercial structure and there would not be development of what is currently open space or land used for agriculture. We are confident that this request will result in a benefit for the surrounding property owners, the community and the county in general.

Name of Applicant:

Jack Haggerty

Signature:



Submission Materials Check List

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