

PLANNING & ZONING REVIEW NOTES

V. A.

SUBJECT:

Request by **R. L. Matthews** to rezone Parcel #19386 consisting of approximately 1.197 acres, located at 545 Old Farrington Rd., Williams Township, from R1 to Conditional Use Neighborhood Business District.

ATTACHMENTS:

The following was submitted at the December 2, 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, 2009:

2. Arcview map

INTRODUCTION & BACKGROUND:

A legislative public hearing was held on this request on January 26, 2009. No one spoke in opposition of the rezoning request.

The Planning Department staff and Planning Board are required to make a recommendation on the requested change of the zoning district from R-1 (Residential/Agricultural) to Conditional Use Neighborhood Business (CU-NB). 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. The applicant has addressed this in the application.

DISCUSSION & ANALYSIS:

The Chatham County Land Conservation and Development Plan, here after referred to as the "Plan", is a general policy plan. Consistency between proposed projects and the objectives and guidelines of the Plan may be argued for or against. A specific plan map was not adopted but a draft map was prepared. You are encouraged to read the entire Land Conservation and Development Plan of 68 pages, which is on the Planning page of the County web site.

Page 1 of the Plan lists several policies that are to be considered when development is proposed. The Plan states growth should consist of a mix of different types of development and guided to suitable locations. There is a property adjacent to this proposed commercial business that received a conditional use rezoning with a conditional use permit for a beauty shop. One aspect of that approval and this request is these types of businesses serve an immediate customer base for the surrounding residential properties. The applicant stated there is not another small business that specializes in his field to serve the immediate area. Within ¼ mile of this location is the Governors Village

DISCUSSION & ANALYSIS – cont.

commercial area that provides services such as grocery, banks, restaurants, and general retail. The application states a review of heating, cooling, and appliance repair shops were not found in the northern Chatham County area. One could assume people may be getting these services from Orange and Durham Counties.

Page 12 of the Plan guides development so that non-residential sites retain rural character. The applicant has stated there will be no alterations to the appearance of this property. The property currently has a single family dwelling on it that will be converted internally to serve as his office. It will not be used for living purposes but will maintain the rural character associated with the property.

Page 27 of the Plan addresses Economic Centers. Economic development that would be supported by the Plan includes exploring the feasibility of pursuing community compatible business enterprises. The applicant states in his application the combination of business and the nearby residential uses create an environment where a business of this nature and size can be sustainable. It allows for the area to have access to types of neighborhood businesses which in turns keeps services and revenue in the county.

Page 38 of the Plan refers to the protection of surface and ground waters. The property is currently served by the Aqua wastewater system for Governor's Club and the county water system. The amount of water usage is anticipated to be less than what would normally be used for residential purposes. Other than expanding an area in the rear of the property for parking and dumpster location, no grading or land disturbance will be done therefore not requiring further protection measures. The total amount of impervious surface for the site is 27% of which 36% is allowed.

RECOMMENDATION:

The Planning Department recommends approval of this rezoning request to Conditional Use Neighborhood Business (CU-NB). The Planning Board has up to three meetings to make a recommendation to the Board of Commissioners.