

Application For
Revision to Conditional Use Permit

By: Lauren McClerkin Fitts

1. Location – 781 Mt. Carmel Road, Chapel Hill, NC 27517
 - a) Public Highways servicing this site – Mt. Carmel Church Road SR1008
 - b) Private road servicing this site – N/A
 - c) Current Zoning – Conditional Use Permit for B-1 Commercial Use for Landscape Design and Retail.
 - d) Site classification and % impervious surface allowed – WS IV Protected Area allowing 36% of impervious surface
 - e) Is site in or border the ten “Major Wildlife Areas”? – NO
 - f) Acreage – 3.25
 - g) No current utility easement
 - h) B-1 Commercial Use for Yoga, Pilates, Massage Therapy, Acupuncture, and Bodywork for physical health and Physical therapy in addition to the approved landscape design, food and beverage retail and general retail.
 - i) One-story brick home that is approximately 3000 gross sq. ft. There is a well in the back of the home that is approximately 40 ft. from the structure.
 - j) N/A

2. Description of Desired Use:

In addition to the landscape construction, we would like to add Yoga, Pilates, Massage Therapy and Acupuncture to utilize the building.

3. Site Plan and Drawing – See attached drawing
4. Start and Completion of Project:

There will not be any changes to the site. It is ready to operate upon approval.

5. Adjoining Property Owners:

1) The Carlyle Group Inc.
9073 NEMO ST
Los Angeles, CA 90069

2) John and Janice Russell
124 Edwards Ridge Road
Chapel Hill, NC 27517

3) Village Custom Home Company
721 Mt. Carmel Church Road
Chapel Hill, NC 27517

4) CSP Community Owner LLC
PO Box 638
Addison, TX 75001

6. Reference to Existing County Plans – See Attachemnt

Finding #1

- 1) Validation of Use in Zoning Ordinance – Recreational Facility – Gyms, Yoga studios, etc – B-1 Permitted
- 2) Attached is the Land Development Plan Reference.

Finding #2

- 1) There is always a need for more programs to help overall health and wellbeing. Recently there have been studies noted locally and nationally

about the benefits of Yoga and healing. Pilates is in the mind/body movement family that promotes strengthening, better posture, mind/body awareness and many other great benefits. All of the services to be offered are to promote healing.

- 2) There are several small Yoga/Pilates studios in Carrboro and Chapel Hill.
- 3) There will be no request for additional public improvements.
- 4) Tax Considerations – Adding new services will increase the gross revenues.
- 5) Employment – There will be a full-time hire and several independent contractors serving the business.

Finding #3

- 1) Emergency Services – N/A
- 2) Traffic – There will not be an impact on the current traffic flow on Mt. Carmel Church Road. The business will not pull large volumes of traffic at one time.
- 3) The proposed plans will have a positive impact on surrounding property values. This will only help improve and beautify the property.
- 4) The visual presentation of the property will be natural and peaceful. The brick home is staying the same and the grounds will be well maintained. There will not be changes to the front to distract motorists.
- 5) The sign has been approved and there will not be changes.
- 6) There will not be a noise impact.
- 7) There will be no chemicals housed on the property.
- 8) The proposed sign is shown in attachment. It will be lighted.

Finding #4

- 1) Nodal Development Considerations – N/A
- 2) Land Development Plan Reference:
Choices for Chatham County
From the Chatham County Land Development & Conservation Plan
The Chatham County Land Development & Conservation Plan envisions economic development that is built around 6 principles:

1. Encourage agriculture and home-based businesses throughout the county.
2. Encourage development within Chatham County's towns.
3. Create *Economic Development Centers* to provide the elements necessary to compete in an increasingly competitive market for recruiting new business and industry; a portion of the county's economic development efforts will explore the feasibility of pursuing environmentally and community compatible business enterprises.
4. Encourage shops and offices in *Neighborhood Activity Centers*
5. Encourage appropriate *Cross-roads Commercial Centers* to serve rural areas.
6. Discourage commercial and industrial development in other settings, especially as strip commercial development along major highways and in environmentally sensitive and agricultural areas.

Adding health and wellness services to Chatham County will only build a better foundation for healthier living; during a time when obesity, stress and numerous diseases are in such high numbers and out of control. The services offered will encourage and promote better living.

- 3) Water Shed Considerations – The property is not within the 100 year flood plain, but is in the WS IV Protected Area.

Finding #5

- 1) Water Source and Requirements – The property is connected to county water and also has a single well. The water usage will not exceed the average residential amounts.
- 2) Wastewater Management – N/A
- 3) Water/Sewer Impact Statement – There will be no change in water usage.
- 4) Storm Water Runoff – There will be no change from the original plan.