

APPLICATION FOR
ZONING DISTRICTS or
CONDITIONAL USE DISTRICTS

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919/542-8204
Fax: 919/542-2698
Email: angela.birchett@chathamnc.org

(1) Applicant Information:

Name: Rocky McCampbell
Address: 11310 Governors Dr.
Chapel Hill, NC 27517
Phone No: (h) 919-960-2840
(w) 919-960-2840
(m) 919-422-3159
Email: rmccampbell@bellsouth.net

(2) Landowner Information (as shown on deed)

Name: Alice D. Cheek Martindale
Address: 1115 Mt. Carmel Church Rd.
Chapel Hill, NC 27517
Phone No: (h) _____
(w) _____
(m) _____
Email: _____

(3) Property Identification:

911 Address: 1115 Mt. Carmel Church Rd.
Chapel Hill, NC 27517
S.R. Name: Mt. Carmel Church Rd.
S.R. Number: 1008
Township: Williams
Acreage: 4.03
Flood map #: 37109796 00J
(2-07-2007)
Flood Zone: X

PARCEL#: 64812
Deed Book: 636 Page: 748 Yr: 1994
Plat Book: 91 Page: 169
Current Zoning District: R1
Watershed District: WS-IV-PA

(4) Requested Zoning District OR Conditional Use District: Section 10 of Zoning Ordinance

(NB) Neighborhood Business District - Retail Sales and Personal Service Shops. Specifically Dog Grooming.

(5) Directions to property from Pittsboro:

Head West on East St. Toward Masonic St. Enter Roundabout. Take 1 Exit to Hillsboro St, Continue to US-501. Turn Right Onto Bennett Road. Turn Right onto Mount Carmel Church Road to 1115 Mount Carmel Church Rd. Chapel Hill, NC 27517 - On The Right

(6) Attach the following, if requesting a zoning map amendment:

- ☐ List of names and addresses or current adjoining property owners (see Adjacent Landowners form)
- ☐ Written legal description
- ☐ Map of the property at a scale of not less than 1 inch equals 200 feet
- ☐ Explanation of request addressing applicable portions of Section 19 Amendment to Zoning Ordinance of the Chatham County Zoning Ordinance

(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Rocky McCampbell
Signature

02/18/2011
Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that Rocky McCampbell is an authorized agent for said property and is permitted by me to file this application.

* Alice Check Martindale
Signature

* 2-14-11
Date

GENERAL APPLICATION REQUIREMENTS

I. DESCRIPTION OF THE PROJECT:

1. Location:

- a. The proposed dog grooming business facility will be located at 1115 Mount Carmel Church Road, Chapel Hill, NC, operating within the confines of an existing detached garage. The parcel number for the property is # 64812 and is referenced as Plat Slide 91-169, Deed Book 736-478, Deed Book 413-757, Pin # 9796-18-9462, in Williams Township, Chatham County, North Carolina.
- b. The garage is located 228 feet from Mount Carmel Church Road and 53 feet from the southern side property line. There is an existing gravel drive extending from Mount Carmel Church Road to the garage.
- c. The property's present zoning classification by Chatham County is R-1.
- d. The watershed designation is WS-IV PA. The Watershed Ordinance allows for 36% impervious surface area. The proposed site plan modifications create an impervious surface area of 4.4%. Rain water evenly flows across the property in a south westerly direction.
- e. This site does not border any Major Wildlife Areas.
- f. The site measures 4.03 acres.
- g. Chatham County currently supplies water service to the site. A water meter is presently located at the east (front) property line.
- h. The recent historical use of the property has been for residential rental purposes.
- i. The site currently contains a single family home, a detached two car garage, and a small storage outbuilding.
- j. There have been no other Conditional Use Permits granted for this property.

The property owners are Bruce and Alice D. Cheek Martindale. There is an existing contingency contract agreement between Bruce and Alice D. Cheek Martindale, the Sellers, and Rocky and Kimberleigh McCampbell, the Buyers. The contingency is based upon approval of the Conditional Use Permit by the Chatham County Planning Board.

Application for a new wastewater system servicing the dog grooming business has been submitted and approved by the Chatham County Health Department/ Environmental Health Division on October 12, 2010. The installation of the new system would begin after the sale and legal transfer of the property to Rocky and Kim McCampbell.

The Chatham County Water Department has determined the need for the installation of a new and separate water meter to provide water service solely for the dog grooming facility. A water line from the water meter to the building location will be installed; its location is illustrated on the Site Plan.

2. DESCRIPTION OF USE:

Business Use Description

The proposed business will provide dog grooming services only. The services provided will include:

- Dog brushing
- Dog toe nail trimming
- Dog bathing
- Dog grooming
- General examination of dog health/skin condition

The business activity will occur during normal business hours (7:30 AM – 6:00 PM). Dogs being groomed will be contained within appropriately sized cages within the confines of the structure housing the business. Dogs taken outside of the confines of the structure during the course of the grooming activity will be leashed. Any resulting animal excrement will be removed from the building perimeter and surrounding yard area daily. Customer dogs entering and departing from the business location will be required to be leashed or hand carried. There will be no overnight boarding of dogs.

Kimberleigh McCampbell presently owns and operates Pretty Paws, Inc., located in Cary, NC. Her professional grooming expertise along with her personal attention and genuine affection for each “doggy client” have resulted in twenty years of successful service to an established and expanding client base. Her desire is to bring an even more personalized service to an area of Chatham County which has a growing number of potential “doggy clients.”

3. Site Plan and Drawings

- a. There are three (3) existing buildings on the property: a single family home, a detached garage, and a small log barn w/ shed roof.
- b. The detached garage will have an exterior renovation on the east side of the building, facing Mount Carmel Church Road. The two existing garage doors will be eliminated. An entry door and windows will replace the existing garage door configuration. A porch roof, extending five feet, will be added across the same

facade to enhance the overall look of the building and afford protection from the weather at the entrance door.

- c. The landscape planning will maintain the established rural landscape theme while providing the required screening and landscape enhancements needed to compliment the garage front elevation renovations and parking area. There will be no change in the established landscaping surrounding the existing house, shed or yard area.
- d. Screening along the southern most property line near the detached garage area to lessen the visual impact of parking and business activity will be accomplished by the installation of landscape plantings as illustrated in the Landscape Plan.
- e. No permanent, designated natural preserved areas will be created or anticipated.
- f. The site boundaries have been defined by a licensed surveyor, Thomas L. Ramsey, and illustrated on the Site Plan drawing.
- g. The proposed parking layout design allows for six parking spaces, one of which will be a designated handicap parking space. The driveway will be gravel, except for concrete paving serving the handicap parking space and sidewalk to the building. The existing concrete pad surrounding the garage will be modified to accommodate the porch and building entrance modifications.
- h. The business sign will be constructed of wood. The sign will be located where permissible near Mount Carmel Church Road at the entrance to the southern branch of the circular driveway. The sign will be six feet tall and five feet wide. It will be lit on both sides with ground lighting.
- i. There are no plans for future development or improvements beyond the present proposed modifications.
- j. The proposed lighting plan is illustrated on the attached Lighting Plan Sheet. The plan makes use of the existing yard light depicted on the Site Plan.
- k. The site is allowed to have 36% impervious surface area. The existing impervious surface area is 7812.30 square feet or 1.1% of the site area according to the plot plan prepared by a licensed land surveyor, Thomas L. Ramsey. The proposed improvements would result in an impervious surface area of 4.4%.
- l. The included Site Drainage plan illustrating the existing/proposed topographical features of the site depicts surface water drainage "sheet flowing" across the property in a southwesterly direction. The yard areas around the existing house, garage and storage building are grass covered resulting in minimal erosion. The proposed grade changes resulting from the front porch addition and parking area will have very minimal impact on the existing drainage and will cause no foreseeable storm water run-off drainage issues.
- m. There are no streams or wetlands occurring within the site area.
- n. Please refer to Chatham County Property Map for vicinity and property location information.

- o. Please refer to Chatham County Property Map for property tax reference information.

4. **Start and Completion Projections**

The approximate start time for the required renovations needed to convert the garage to a grooming facility will be in June, 2011. The anticipated opening of the dog grooming business will be in October, 2011.

5. **Reference to Existing County Plans**

The site is not mentioned in any current county plans (highway, watershed).

II. **FINDING #1**

1. **Validation of Use in Zoning Ordinance**

The requested use is permitted under the Chatham County Zoning Ordinance as "Neighborhood Business -Retail Sales and Personal Service Shops, specifically Dog Grooming."

2. **Land Development Plan Reference**

This section is not applicable to the requested use.

III. **FINDING # 2**

1. **Need and Desirability**

The proposed dog grooming business will provide a convenient service to northeastern Chatham County and surrounding areas. Proximity to established residential areas is a key factor to the success of a business providing services. The Mount Carmel Church Road property is located near several established Chatham County residential communities. The following is a partial list of communities within a ten mile radius of the site:

<u>Community</u>	<u>Existing & Proposed Homes</u>
Governors Club	1209
Governors Park	144
Governors Village	100
Governors Lake	49
Governors Forest	51
Governors Townhomes	84
Townes of Governors	76
Camden Village Apts	242
Briar Chapel	2389
The Preserve	500
The Legacy	105
Windfall	73
Ferrington Village	Information not available
<u>Total Existing & Proposed Homes</u>	<u>5022</u>

According to the American Veterinary Medical Association market research statistics of 2007, 37.2 % of these residents are dog owners. Those residents which are dog owners average 1.7 dogs per household. Applying the AVMA calculation (37.2%) to the number of existing and proposed homes (5022) estimated to be located in nearby communities equals an estimated, potential customer base of 3176 dogs within a close radius of the site. Residents of these neighborhoods will no doubt appreciate the establishment of a highly skilled grooming service within a very short travel distance of their homes.

Businesses have been steadily increasing in number in response to the increased residential population in this area. The correct mix of successful service businesses and residential communities creates a desirable community atmosphere. Such an atmosphere helps create the perception of higher value which should, given a good economy, translate into increased investment and tax revenues. A full service dog grooming business will perfectly compliment the growing service business base being established in the northeast area of Chatham County.

The visibility of a business and its location in relation to passing traffic is very important in attracting clients. The daily traffic volume on Mount Carmel Church Road will allow that important advertising/marketing component to exist. Further, since Mount Carmel Church Road is a well-traveled thoroughfare connecting Chapel Hill to its surrounding areas, many customers will be able to conveniently drop off their dogs for bathing or grooming in route to daily activities and pick them up on the way home.

2. Survey of Similar Uses

There are several veterinarian clinics and animal boarding facilities in the surrounding area offering dog grooming as a secondary service. Only one existing, independent dog grooming facility is located in Chatham County. It is located 19.1 miles from the proposed Mount Carmel Road site. The veterinarian clinics and boarding facilities are located in a range of 6.4 miles to 15 miles from the Mount Carmel Church Road site.

3. Public Provided Improvements.

There are no public provided improvements necessary to support a dog grooming business located at 1115 Mount Carmel Church Road.

IV. FINDING #3

1. Emergency Services

There would be no additional emergency services, other than existing services, required for the requested conditional business use.

2. Traffic

According to Jennifer Britt, NCDOT, the current capacity of Mount Carmel Church Road, also known as SR 1008, is calculated at 15,000 vehicles per day. The 2009 NCDOT maps show the average daily use to have been 4,300 vehicles per day. The increase in traffic on Mount Carmel Church Road due to vehicles carrying customers or deliveries to and from the proposed business location would total less than fifteen trips (cars) per day. The impact to traffic would be minimal. The low traffic impact resulting from daily business activity involved with the operation of the dog grooming facility would not necessitate the addition of turning lanes or any road design modifications on Mount Carmel Church Road, according to Ms. Britt.

3. Impact to Surrounding Land Values

This information is not required.

4. Visual Impact and Screening

The impact of the minor renovations involved with converting the existing garage into a dog grooming facility will be minimal. The exterior facade of the garage will be visually upgraded in the same architectural style present on the existing single family house. Plantings used as screening will visually conceal parking areas and areas of increased activity from neighbors and passersby. Please refer to the Landscape Plan.

5. Lighting

The exterior lighting plan will be simple. The existing pole mounted mercury vapor light will remain where located. Downward pointing, canopy covered flood lights with 65 watt flood bulbs will be mounted on each porch corner overhang to allow for walkway and porch entrance lighting. Three recess light fixtures with 65 watt bulbs will be located in the porch ceiling to provide entrance door and porch lighting. There will be two landscape up lights based at each side of the business sign located near Mount Carmel Church Road. All exterior lighting will be controlled by light sensors and timers. Please refer to the Lighting Plan for details.

Business hours will be primarily during daylight hours (7:30 AM – 6:00 PM). The need for night lighting will occur for only short periods of time during the winter months.

6. Noise

There will be noise generated from dogs intermittently barking within the confines of the building. A dog's bark can generally be rated at 75 dB of sound at the source. The dogs being groomed will remain inside the grooming facility, never contained outside the structure.

The Chatham County Noise Control Ordinance states in Article III: Maximum Permissible Standards by Receiving Land, Table I, that between the time 8:00 AM and 10:00 PM, without a permit, the maximum sound level resulting from activity cannot exceed 60 dB (decibels).

The difference between the inside and outside noise level of a structure is determined by the exterior wall composition; the weakest sound resistance feature usually being a window. The wall composition to be installed/modified on the perimeter of the facility will have an approximate STC rating of 35. The windows which will be installed upon modification of the exterior elevation will have an STC rating of 27. The STC rating is

derived from calculating the sound transmission loss, in decibels, of a construction type at sixteen different frequencies. Accordingly, the dog bark emanating from inside the dog grooming facility will have a sound level of approximately 48 dB on the immediate outside of the wall. The approximate sound level from automobile traffic (ten cars per minute) at ground level is generally calculated at 52 dB when heard at a distance of one hundred feet from the source. Therefore, the noise levels created by the daily activities of a dog grooming facility will be no greater than daily noise levels presently occurring at the site. Furthermore, sound levels dissipate quickly over distance. The facility will be located approximately 250 feet from Mount Carmel Church Road and 135 feet from the closest (southern) neighbor.

7. Chemicals, Biological, and Radioactive Agents

Harsh or dangerous chemicals will not be used at this facility. The following is a list of the products which will be used and stored at the site:

<u>Product</u>	<u>Use</u>	<u>MSDS</u>
Kennel Care	Disinfectant	Yes
Nature's Miracle	Stain & Odor Remover	Yes
Green Works	Household Cleaner	Yes
Anti-Stat	Grooming Spray	Yes
Coat Handler Conditioner	Crème Rinse	Yes
Flea & Tick Shampoo	Shampoo	Yes
Bark 2	Ear Cleaner	Yes
Arm and Hammer	Laundry Detergent	Yes
Bio-Groom Pro Lanolin Shampoo	Shampoo	Yes

8. Signs

The dog grooming business will apply for a Chatham County sign permit. Compliance with all County and NCDOT ordinances and regulations will determine the location and design of the sign. The sign location can generally be described as being on the north side of the southernmost branch of the circular driveway. It will be constructed of wood and is intended to be six feet tall, five feet wide, and one foot off the ground. The sign will be enhanced by low growing landscaping.

V. FINDING #4

1. Land Development Plan

This section does not apply to the intended use.

2. Land Conservation and Development Plan Reference

The Chatham County Land Development Plan outlines goals of balanced growth with different types of development guided to suitable locations while upholding the rural character and quality of the county.

The proposed dog grooming facility will comply with these goals.

Although limited, the grooming facility will have the capability of providing full time employment. Two groomers and a receptionist would be the maximum employment scenario.

The business will be located in an area which remains rural in character. These rural characteristics will be maintained since the renovations needed to convert the detached garage to a grooming facility will have a low visual impact on the existing residential setting. The existing single family home will remain as is.

Furthermore, because of the nature of the existing driveway layout, the parking area modifications will cause a minimal visual disruption or change to the existing neighborhood setting.

The area surrounding this site has an increasing number of service businesses being established serving the needs of Governors Club and surrounding residential communities. The establishment of the proposed dog grooming facility in this area will be in line with the Land Conservation & Development Policy of encouraging compact communities and economic centers in suitable locations. The request for a conditional use permit for this property is preceded by the granting of similar permits for properties in close proximity. Parcels #19409, #19430, and #63618 are being used for business purposes. These properties are located on the same side of Mount Carmel Church Road as this site. They are a short distance from this parcel and one another.

The facility's proximity to established residential areas will mean less transportation related costs and concerns for customers in search of this service. In an era of

increasing gasoline prices, these costs will become more important to potential customers when deciding their daily travel activities. Further, environmental concerns are becoming more important for communities. Less travel by automobiles means less air pollution.

In sum, establishing a dog grooming business at this site will result in very little change to the aesthetics of the neighborhood and will offer the surrounding community a unique and convenient service and, while small in scale, effective growth.

3. Watershed and Flood Considerations

The site conforms to the Watershed Protection Ordinance because it is not within any flood zones and is well within the impervious surface limits allowed per existing ordinances. Minimal site grading, landscaping, and minimal disruption of ground cover will occur during renovations which will ensure no significant changes in the watershed characteristics of the property.

VI. FINDING #5

a. Water Source and Requirements

The property is currently connected to the Chatham County water system. However, Chatham County Public Works has determined that an additional water meter is needed to supply water service for the dog grooming facility. The estimated water usage would be no more than one hundred gallons per day. The water line connection from the meter to the facility will be made by the property owner and its preferred location is illustrated on the Site Plan. Please refer to the Site Plan.

b. Wastewater Management

The wastewater for the dog grooming facility will be managed with a new and separate septic system. An application was submitted and an improvement permit has been issued to Alice Martindale, the present property owner. The system has been designed specifically for the needs of the dog grooming facility. Please refer to the copy of the permit and guidelines.

c. Access Roads

The existing driveway connecting to Mount Carmel Church Road is gravel. It is a circular driveway design with two points of access to Mount Carmel Church Road. The NCDOT will require the circular driveway to be separated; one driveway entrance to be used by the dog grooming facility clients and the other driveway entrance to be used for the single family home inhabitants. This separation will be created with mechanical parking barriers.

d. Storm Water Runoff

This section is not applicable to the requested use condition.