



Chatham County Planning Board Agenda Notes

Date: April 5, 2011

Agenda Item: VII. 3.

Attachment #: 5

☐ **Subdivision**

☐ **Conditional Use Permit**

☒ **Rezoning Request**

☐ **Other:**

Subject:	Request by Rocky McCampbell to rezone approximately 1 acre of a 4.03 acre tract located at 1115 Mt. Carmel Church Rd., Parcel No. 64812, Williams Township, from R-1 Residential to Conditional Use Neighborhood Business (CU-NB).
Action Requested:	See Recommendations
Attachments:	1. Application packet – provided prior to the March 21 public hearing.

Introduction & Background

A legislative public hearing was held on March 21, 2011. There was one adjoining property owner, Brenda Goodrich, who spoke. Her concerns were related to the conditional use permit part of this process and are addressed there. No one else spoke.

Discussion & Analysis

The Land Conservation and Development Plan of Chatham County, hereafter referred to as “the Plan”, provides a general outline of the types of developments encouraged in different parts of the county. One of the Plan’s objectives is for balanced growth with different types of development guided to suitable locations while maintaining the rural character and quality of life of the county. The property currently has a single family dwelling and a two-story, two-door garage on approximately four (4) acres. The proposed conditional use neighborhood business rezoning is being sought on approximately one (1) acre that includes the garage. The site is planned to stay the same with an upgrade to the garage only therefore keeping the residential, rural appearance to the property.

Within an approximately ½ mile radius from the property are several non-residential uses. These include a recreation field for Mt. Carmel Baptist Church, Carolina Meadows, a conditional use interior design business, a general B-1 business area for Nature Trail MHP, a conditional use landscape design business, a conditional use contractors business, and conditional use mixed uses at Governor’s Village. The Neighborhood Business district is designed to serve small retail markets, roughly equivalent to the trade area of a small grocery store and limited ancillary services.

Planning staff recommends approval of the conditional use neighborhood business rezoning for one (1) acre as described on the submitted site plan.

Recommendation

Planning staff recommends approval of the request. The Planning Board had up to three (3) meeting to make a recommendation to the Board of Commissioners.