



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	5-16-11
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: (List Individually)	1. Application packet – provided prior to the March 21 public hearing

Introduction & Background:	<p>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.</p> <p>(Planning Board comments/reviews can be seen in bold at the end of the discussion section)</p>
Discussion & Analysis:	<p>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.</p> <p>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</p>



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	<p>equivalent to the trade area of a small grocery store and limited ancillary services.</p> <p>The Planning Board met during their regular meeting on April 5, 2011. The Board stated that they received good information at the public hearing from the applicant. There were no concerns raised by the Board or further discussion of the item.</p>
Budgetary Impact:	
Recommendation:	<p>Planning staff and Planning Board, by unanimous vote, recommend approval of the request as submitted.</p>