

Submission Materials Check List: Application for Conditional Use District and/or Conditional Use Permit

(Draft # 5. Last modification : 02-13-03)

(Approved for use by the Planning Board on 07/01/97) – Revision 9/12/00 Finding #5 b. Water/Sewer Impact Statement

Introduction:

The materials required in applications for a Conditional Use District (CUD) and/or a Conditional Use Permit (CUP) are given below. While some areas are optional, depending on the nature of the requested use, other items are required of all applications. Material that must be provided in all applications is designated as **<Required>**. Material, that is not essential due to the type or characteristics of the requested use, is designated as **<Optional>**. The Planning Board may, at its discretion, require the presentation of any of the information designated as optional. The Planning Board may request, due to the unique nature of the application, any additional information not directly listed in this check list.

Completion of all required items by the applicant, **working with the Planning Department**, and others as needed, would be **mandatory** for the application to be considered at public hearing and then by the Planning Board. The Planning Department will not forward incomplete applications to the Planning Board. Substantial amounts of new information will not be last-minute additions to the application at the Planning Board meeting where the application is first considered (e.g. a substantial redesign of the proposal during the review). If a decision on an application is deferred, then clearly, new material may be added to the application for consideration at the next Planning Board meeting.

As the applicant is often requesting, via a CUD/CUP, a zoning change, the development of a complete application should not be considered an unreasonable expectation. It should be considered an opportunity to develop a strong application that clearly identifies the benefits of the requested use.

The original zoning decisions of the Board of County Commissioners are presumed to be correct; there is no requirement to defend existing zoning or prove why it should not change. It is the responsibility of the applicant to prove why a change should be made and the CUD/CUP be granted.

General Application Requirements:

A detailed description of the project, a requirement that is common to all applications, is discussed in this section.

- 1) Location **<Required>**. The location of the site in Chatham County. Including:
 - a. Public highway(s) servicing this site; **US-15-501**
 - b. Private road(s) servicing the site; **None**
 - c. The current zoning of the site; **B1-CU**
 - d. Watershed designation, the site classification and % impervious surface allowed; **IV-PA (36% impervious surface allowed)**

- e. Is the site in or does it border the "Major Wildlife Areas" identified in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina", 1992, starting on page 181; (a copy of this inventory is located in the Planning Department)?
This site does not border any major wildlife areas.
- f. The size (in acres) of the site; **4.7 acres.**
- g. Current utility or other easements assigned to this site; **None.**
- h. The current use of the site; **Existing veterinary hospital.**
- i. Description of current contents of the site (e.g. buildings, utilities, etc.).
7,500 square foot veterinary hospital with parking, underground water, electrical and a septic system
- j. Other Conditional Use Permits that have been granted for this site.
Current conditional use was granted July 18, 2005.

- 2) Description of Use <Required>. Provide a description of the requested use.
Dogwood Veterinary Hospital & Pet Resort is an upscale, modern, full-service veterinary facility. The current building includes a veterinary hospital, grooming service, daycare and boarding kennel, and retail area.

The hospital offers state-of-the-art veterinary care with an emphasis on preventive medicine, care for all life stages, and comparable treatment to that of any human clinic. Full medical and surgical services are offered to all patients.

A new Kennel Building is proposed in order to meet the needs of our existing and growing client base. The proposed new Kennel Building will provide boarding for an additional 23 animals. The Kennel Building will be an extension of our Pet Resort and Spa, which provides luxury boarding and daycare, grooming, yard and water playtime, socialization, hiking trails, massage, aromatherapy, and a choice of accommodations including condos, suites, runs, and cages.

- 3) Site Plan and Drawing <Required>.

Site plans attached.

Describe the plans for the site in detail.

Provide drawing(s) at an appropriate of the completed project. This information should be of adequate detail (a drawing done by a licensed land surveyor and design details from a licensed architect are **strongly recommended**) to address the following:

- a. existing buildings on site, construction description and size.
- b. proposed new buildings, location on site, size, construction description in adequate detail to determine the general appearance of the building and to establish the architectural design.
- c. landscape plan with materials used.
- d. screening/buffering plan, setbacks.
- e. natural preserved areas that will remain in this condition.
- f. site boundaries with adjacent properties.
- g. parking design.
- h. sign location, type, size.

- i. areas reserved for future development or improvements under this permit.
 - j. lighting plan.
 - k. percentage of impervious surface, include storm drainage management plan.
 - l. topographical description/drawing of current site and after improvements have been made to the site.
 - m. designate streams and wetlands and any required water hazard setback areas.
 - n. vicinity map showing property location.
 - o. county tax map with location of property identified.
- 4) Start and Completion Projections <Required>. Provide a project plan. Provide the approximate start time for the project development. Provide the approximate completion time for the project; when it will be ready for operation.
The approximate start time for this project is December 2011, assuming this CUP is granted and building permits have been received. According to the standard project timeline, the project should be completed in May 2011 and ready for operation.
- 5) Reference to Existing County Plans <Required>. Is this site specifically mentioned in any County plan (such as the highway plan, watershed plan, etc.?). (If the requested use for the site is specifically counter to existing plan, the application must provide a compelling argument as to why the provisions in the plan should be set aside and the permit granted.)
Although this site is not specifically mentioned in the existing County Plans, it does abide by the county's vision of locating commercial uses along major highways to support nearby residential developments.

Specific Application Requirements:

The following requirements are needed to support the Five Affirmative Findings found in the Chatham County Zoning Ordinance. **All** of these findings must be met to grant the application.

Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

- 1) Validation of Use in Zoning Ordinance (Zoning Ordinance information: http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Zoning_Ordinance.pdf) <Required>. Simply confirm that the requested use is eligible for the requested site.
The proposed use is listed in the Zoning Ordinance as a permitted Conditional Use in the Community Business Zoning District.
- 2) Land Development Plan Reference <Required> (Land Development Plan: http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land_Development_Plan.pdf)

Provide (in context) references to the Land Conservation and Development Plan that support this application.

Please see Finding #4, Item #2

Finding #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

- 1) Need and Desirability <Required>. The application should describe why there is a need for the proposed use in this area. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

There is a definite need for the proposed use in this area. The area surrounding Briar Chapel, Farrington Village, and Booth Mountain in northern Chatham County is currently in a growth phase. Many new apartment complexes, condos, townhouses, and single family dwelling subdivisions are currently under construction in Farrington Village, and many more are planned in Briar Chapel and Booth Mountain. There is no veterinary practice in the area that provides luxury boarding or daycare accommodations like our facility.

The Pet Resort is a luxury boarding service of Dogwood Veterinary Hospital & Pet Resort that has grown consistently every year since inception. During the first year of business, this service alone grew 34%. Just this past 12 months (June 2010 through June 2011) it grew 27%! Weekends, holidays and many weekdays have been at capacity for over a year. There is a wait list for these times throughout the year when we have to turn away clients. It is our opinion that to consistently turn clients away could be detrimental to the entire business. The need and desire of the community for this luxury service is evidenced by our growth and constant wait list. Another service intertwined with the Pet Resort is Doggie Daycare. Our current facility is very limited in space to allow this service. The new building would allow three indoor play yards to facilitate the need and desire of our clients to have a place to drop their dogs off for daycare.

The need for a luxury Kennel Facility to serve the residents of the growing Northern Chatham County area is indeed present. The current veterinary facilities in the community will not be able to handle the volume of business brought on by the current boom in growth, and the residents may be forced to take their business to facilities in Chapel Hill. Adding a Kennel Building to our Veterinary Hospital will keep Chatham County dollars in Chatham County and provide a much needed service to the residents of the surrounding area.

The proposed use (Kennel Building) is desirable because it will fulfill a need in the community and will bring jobs and income into Chatham County.

- 2) Survey of Similar Uses <Required>. How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

Within a 5-mile radius of our site, only 2 veterinary hospitals are in existence, Cole Park Veterinary Hospital and Hope Crossing Veterinary Hospital. Both of these have very limited facilities for boarding and daycare of pets.

- 3) Public Provided Improvements <Required>. Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.

Due to the recent widening on 15-501, we predict that no additional public improvements are necessary.

- 4) Tax considerations <Optional>. If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide over the next five years. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required VS the tax revenue generated?

- 5) Employment <Optional>. Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

At full capacity, the Kennel Building will create 5 full-time positions, ranging in salary from \$25,000 – 35,000 annually.

Finding #3: The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.

- 1) Emergency Services <Optional>.

There should not be any extra demand on emergency services. Emergency vehicle access to the new building will be the same as it is to our existing building.

- 2) Traffic <Required>. Document projected traffic generated by the use (this is available for many/most uses from DOT). Document current capacity for the road that serves this site (available for all/most roads from DOT). What kind of traffic will this be (that is car, bus, truck, etc.,) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from DOT would be required if introduction of significant new traffic loads was expected or there is already a high

accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

According to the most recent traffic count study conducted in 2009, the Annual Average Daily Traffic Count on this section of 15-501 is between 16,000 and 22,000 vehicles per day. Due to the recent widening project, this section of 15-501 will support this volume. Go to <http://www.ncdot.gov/travel/statemapping/trafficvolumemaps/default.html> and select Map #1 for verification.

This use should have a minimal traffic impact. Primary traffic use should be client and employee personal vehicles during normal business hours. No changes to the current speed limit or modifications to the road system are anticipated.

- 3) Impact to surrounding Land Values <Optional>. What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time and the possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information **must** be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.
- 4) Visual Impact & Screening <Required>. Describe the visual presentation of the completed project, in context of the adjoining properties. How will fencing and/or plantings alter the future visual presentation?
For the visual presentation, please see the attached elevation, landscape plan and rendering. The Kennel Building will mostly hidden from 15-501 by our existing building.
- 5) Lighting <Required>. Will there be lights associated with the use? If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?
Lighting will comply with Section 5 of the Chatham County Design Guidelines. Exterior parking lot lights are existing and will not change. Any lighting for the building or signage will not project skyward or onto adjacent property. See Site Plan for more information.
- 6) Noise <Required>. Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, has a permit been requested or approved to exceed this ordinance?
Special precautions will be taken when selecting building materials to limit the amount of noise generated from this site to ensure that the noise level does not exceed 50dB. No dogs will be left unattended outside the building or housed outside overnight. Dense evergreens will be used for landscape

screening, along with the existing landscaping, as they offer a high STC rating.

The existing facility, with the current Pet Resort and Spa, has been fully functional for 4 years now, providing boarding and daycare services. There have been no problems with excessive noise and no noise complaints have arisen.

- 7) Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What are the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

The Kennel Building will not use chemicals, explosives, biological or radioactive materials. All animal excrement will be picked up 3 times daily, bagged tightly and deposited into a dumpster which will be picked up once weekly. As for the building, there will be a negative air flow into the kennel areas with filtered exhaust fans. There should not be ANY problem with odor from our facilities.

The existing facility, with the current Pet Resort and Spa, has been fully functional for 4 years now, providing boarding and daycare services. There have been no problems with offensive odors and no odor complaints have arisen.

- 8) Signs <Required>. Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, color, size and location on the site.
No additional building signage is planned at this time.

Finding #4: The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.

- 1) Land Development Plan.

[http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land Use Development Plan.pdf](http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land%20Use%20Development%20Plan.pdf)

- 2) Land Conservation and Development Plan Reference <Required>. Provide information which demonstrates how this request would conform to each relevant provision of the current Land Conservation and Development Plan.

The Chatham County Land Development Plan calls for a balanced growth pattern for the county. Our current site is in a mix of commercial and residential properties. The Kennel Building fits in with this plan and has very little impact on our existing site.

Our site is located at the intersection of Vickers Road and the major thoroughfare, US Highway 15-501. One of the goals of Chatham County

Planning is to locate businesses at or near intersections, and we have done this. We will not disturb any of the existing foliage that buffers our site.

This building will not place a burden on County services. The existing water line and septic system will be used without any size adjustments. This will help to conserve the County's resources.

Our location, in the northern part of the county along 15-501, is designated as an economic center. This building will allow us to provide better services to the residents of Northern Chatham County and those in Southern Chapel Hill with almost no additional demand on the County's resources.

In summary, we believe this project adheres to the Land Development Plan by meeting balanced growth, having minimal impact on County resources, producing sustainable business enterprises and having little impact on existing foliage. We are a proven Chatham County business that wants to grow to keep up with the demands of our client base.

- 3) Water shed and flood considerations <Required>. Provide information that demonstrates how the requested use conforms to the Watershed Protection Ordinance and the Flood Damage Prevention Ordinance.

http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/ordinances.htm

Our site is currently under the 36% impervious requirement and the new building will only add 3,500 square feet of impervious surface.

Finding #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

- 1) Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (public or private supply)? If supply is public then (with the help of the Public Works Dept./ 542-8254) identify how the water connections are to be provided.

The estimated additional water usage will average 233 gallons per day. The existing public water line will be used to serve the Kennel Building.

- 2) Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. If individual septic, provide septic improvements permit letter from the Chatham County Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR, state progress towards getting approval from NCDENR.

The Kennel Building will be attached to our existing surface drip irrigation system. We have submitted plans to NCDENR for this approval. Our current system is not at capacity and we do not forecast the Kennel Building bringing our system to its capacity.

- 3) Water/Sewer Impact Statement <Required>. All applications, where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.
The estimated water usage will be 233 gallons per day. The existing public water line will be used to serve the Kennel Building. Please see the attached letter from MacConnell and Associates, PC referncing water usage and septic system approval.
- 4) Access Roads <Required>. Describe the access from the site to public highways. If the requested use will require a new driveway or enhancement to existing highway(s) address the following questions. If a new driveway access is part of the proposal, has NC DOT approved this access (include copy of the commercial driveway permit)? If the Site is located on a road designated as a “major collector”, is the site accessed by an existing or proposed service road. Describe any upgrades of public or private roads necessary to serve the property.
Our existing driveway will be used for access. No additional driveways or roadwork will be necessary.
- 5) Storm Water Runoff <Required>. Detail the methods and various structures that will be used to control storm water runoff. This information will detail all points of off site discharge with design techniques used and projected impact on neighboring properties.
We will not have any changes to our existing storm water measures. The Kennel Building does not impact our site enough to require additional storm water measures.

Name of Applicant: Sandy Pond Enterprises, LLC

Signature: _____