



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	May 21, 2012
Subject:	Request by George Farrell on property located at 306 McGhee Road, Parcel No. 74986, to rezone approximately 2.096 acres of the 10.01 acre tract from R-1 Residential to CU-NB Conditional Use Neighborhood Business, Williams Township.
Action Requested:	See Recommendations
Attachments: (List Individually)	Application packet is available on the webpage at www.chathamnc.org/planning under Rezoning and Subdivision Cases, 2012

Introduction & Background:	<p>A public hearing was held on March 19, 2012. Planning staff had no concerns on the rezoning at this time. No others spoke on this request.</p> <p>(Planning Board comments or concerns can be viewed in BOLD below).</p> <p>The Planning Board met at their regularly scheduled meeting on April 3, 2012. There was some discussion which ended in a vote of 5-1-1 to approve the rezoning request.</p> <p>The property is located on McGhee Road at the intersection of Farrington Point Road. When reviewing the suitability for rezoning, a review of the area is taken into consideration. This property is currently zoned R-1 Residential and located within the WSIV-Critical Area Jordan Lake rules watershed.</p>
Discussion & Analysis:	<p>In order for a rezoning to be considered, support from the Land Conservation and Development Plan, hereinafter referred to as the "Plan", shall be provided. The Plan was adopted in 2001; however, a map has not been adopted to identify where certain types of non-residential uses are guided or encouraged.</p> <p>At the intersection of Farrington Point Road and McGhee Road, is the GR Farrell's convenience store that has a pizza establishment and storage facilities. Across Farrington Point Road is a conditional</p>



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use B-1 property for retail sales and personal service of computers, emails, and public internet access. On the opposite corner of McGhee Road is the conditional use B-1 properties for various uses including flex office space with associated warehouse/storage and self storage/mini-warehouse storage which extends down McGhee Road to cover two parcels. Behind the store on McGhee Road is another conditional use self storage/mini-warehouse storage facility. Several of the supporting guidelines for a Policy Objectives starting on page 12 of the Plan, are to site commercial uses in clusters, integrate them with other nearby development, and to extend up side roads.

Approximately 1 ½ miles from this intersection is the Farrington Point boat ramp to Jordan Lake. Page 10 of the Plan encourages development consisting of a mix of types and guided to locations appropriate for its setting. Mr. Farrell states in the application he has been getting many calls with people wanting storage near the lake but he has had to direct them to his facility on US 64 E which is now 90% full.

Page 27 talks about rural character. Although this concept may be argued both ways, in several developments, homeowners are not permitted to keep a boat or recreational vehicle on their property. Mr. Farrell has applied for a CU Neighborhood Business district which is described as meant to serve a small market. By having boat storage closer to the lake, there will be less traffic back on the main thoroughfares and less gas used.

Planning Board members Kelly, Wilson, Grigg, and Bienvenue stated they had received emails from Clarence Ernest McGhee, a relative of the applicant, opposing the rezoning. Planning staff did not receive this information until this meeting. The Board gave the applicant an opportunity to speak in response to the emails. There was no further discussion.

Budgetary Impact:	
Recommendation:	Planning staff and Planning Board (by vote of 5-1-1) recommend approval of the rezoning request as submitted.