



Chatham County Planning Board Agenda Notes

Date: August 7, 2012

Agenda Item: VII. 1.

Attachment #: 1

☐ **Subdivision**

☐ **Conditional Use Permit**

☒ **Rezoning Request**

☐ **Other:**

Subject:	Request by Derry & Cathy Smith to rezone approximately 2.003 acres, Parcel No. 85396, located on the Pittsboro Moncure Rd., Haw River Township, from Residential (R1) to Conditional Use Neighborhood Business (CU-NB)
Action Requested:	See Recommendations
Attachments:	Application packet distributed at July 10, 2012 Planning Board meeting

Introduction & Background

A legislative public hearing was held on this request July 16, 2012. Planning staff presented the request before the Board. No other persons spoke.

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.

Discussion & Analysis

The applicant has stated in the submission materials the project will protect the watershed by remaining below the maximum allowed impervious surface. This project lies within the River Corridor Special Area and is not part of the Jordan Lake Buffer area. This classification would allow for up to 36% impervious surface. In some cases, the site could be developed as high as 50% with approval of a special allocation from the Watershed Administrator. Through the layout and design of the site, this project will have 24% impervious surface. This scale of development assists in maintaining and protecting natural resources surrounding the site as encouraged on Page 9 of The Plan.

Page 9 of The Plan encourages commercial endeavors that have the potential to be a net long term

asset to the community. The nearest detailing automobile shops are located in Sanford and Liberty. The applicant feels this would be an asset not only to the Moncure area but to Chatham County.

In the Chatham County Zoning Ordinance, the Neighborhood Business District was created to capture the small business owners for a smaller retail market.

Recommendation

Planning staff recommends approval of this request. The Planning Board has up to three (3) meetings in which to make a recommendation to the Board of Commissioners.