



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan, Planning Director

| | |
|-------------------------------------|---|
| Meeting Date: | September 17, 2012 |
| 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: (List Individually) | Application packet distributed prior to July 16, 2012 Public Hearing. |

| | |
|----------------------------|--|
| Introduction & Background: | <p>A legislative public hearing was held on this request July 16, 2012. Planning staff presented the request before the Board. No other persons spoke.</p> <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>The Planning Board met at their regularly scheduled meeting on August 7, 2012. Comments or discussions can be read in BOLD below.</p> |
| Discussion & Analysis: | <p>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</p> |



Agenda Abstract

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.

Mr. Smith was given an opportunity to speak following planning staff's summary of the request. He reiterated the need within the area and the economic potential for the county. The Planning Board had no issues or concerns with this request.

Budgetary Impact:

Recommendation:

The Planning Board, by unanimous vote (7-0-0), recommends approval of this request.