

..TITLE

A request by Brantley Powell on behalf of Polk's Village, Inc. to amend the Chatham County Zoning Ordinance, Section 10.13, Table of Permitted Uses, to add Congregate Care Facilities as a permitted use within the Business-1 zoning district.

..ABSTRACT

Action Requested:

A request by Brantley Powell on behalf of Polk's Village, Inc. to amend the Chatham County Zoning Ordinance, Section 10.13, Table of Permitted Uses, to add Congregate Care Facilities as a permitted use within the Business-1 zoning district.

Introduction & Background:

A legislative public hearing was held on this item April 15, 2013. Planning staff presented the request and there was no discussion or concerns noted. Planning staff did state they would also be looking into adding the use to the business districts across the board as they are currently described.

The Planning Board met May 7, 2013. There were no discussions or concerns raised with the nine members present. Planning staff presented the request and the applicant was present for questions. The Planning Board's vote is noted below.

Discussion & Analysis:

This amendment has been requested by the developer of the Polk's Village commercial center which was approved in 2006. Since that time there have been a several revisions to add or modify the uses that were permitted on the site. The applicant has requested this modification to the Zoning Ordinance due to the fact he has a potential client interested in constructing a Congregate Care Facility (assisted living) on the site.

The Chatham County Zoning Ordinance was revised in 2008 where several uses in the Table of Permitted Uses were either added, deleted, moved, or clarified based on best available information and requests at that time. This particular use, Congregate Care Facility, was left in the Office and Institutional District and was not included in any of the Business Districts. Within the Business Districts, other similar uses are permitted such as hospitals, health and welfare centers, nursing homes, medical clinics, etc.

In an effort to be more uniform in the ordinance, Planning staff would like to recommend this use be listed as permitted in any Business District (i.e. B1, NB, CB, and RB) as well as remain in Office and Institutional (O & I). The use shall also conform to the stated Dimensional Requirements, Visibility at Intersections, Off-Street Park and Loading, and Sign requirements listed for each respective district.

Recommendation:

Planning staff **and the Planning Board by vote of 8-1** recommends adding the use of Congregate Care Facility as a permitted use within the B-1, Neighborhood Business (NB), Community Business (CB), and Regional Business (RB) zoning districts as stated and adopting an Ordinance Amending the Zoning Ordinance of Chatham County.

The Planning Board by vote of 7-1 (1 member had to leave) also provided a consistency statement to be adopted in a separate resolution by the Board of Commissioners. It is:

The addition of a congregate care facility in the B-1, NB, CB, and RB districts is consistent with the land development plans of Chatham County.