



Chatham County Planning Board Agenda Notes

Date: May 7, 2013

Agenda Item: VIII. 4.

Attachment #: 1

- Subdivision Conditional Use Permit Rezoning Request
 Other: CUP and Text Amendment

Subject:	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.
Action Requested:	See Recommendation
Attachments:	1. Application packet provided at the March 5, 2013 Planning Board meeting.

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.

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 recommends adding the use of Congregate Care Facility as a permitted use within the B-1, NB, CB, and RB zoning districts as stated. The Planning Board has up to three meetings in which to make a recommendation to the Board of Commissioners.