

..TITLE

Vote on a request to approve Carolina Meadows, Inc. for a Conditional Use Permit revision to increase the size for the new Health Center located in Area B up to 130,000 sq. ft., an increase in the number of allowed beds from 100 to 120, and to construct 100 residential units in Area C where the current Health Center is located, Parcel Nos. 62114, 64734, 20033, and 74450, Williams Township.

..ABSTRACT

Action Requested:

A request by Carolina Meadows, Inc. for a Conditional Use Permit revision to increase the size for the new Health Center located in Area B up to 130,000 sq. ft., an increase in the number of allowed beds from 100 to 120, and to construct 100 residential units in Area C where the current Health Center is located, Parcel Nos. 62114, 64734, 20033, and 74450, Williams Township.

Introduction & Background:

A quasi-judicial hearing was held on October 20, 2014. Planning staff presented the request and Nick Robinson, attorney for the applicant, provided details of the project. No other persons spoke.

Carolina Meadows began in 1983 as a not-for-profit assisted living facility. There have been several modifications over the years needed to meet the demand for growth and services of those seeking to enter the facility. The last modification was in 2008, which was approved to move forward with a site plan redesign and the relocating of existing services. The project is limited to 750 total residential units and 526 have been constructed to date.

The Planning Board met at their regularly scheduled meeting on November 3, 2014. There was minimal discussion and one change was recommended to Condition No. 3 to allow up to four (4) years for the first building permit to be obtained. The Board did not want to create a hardship as there would be demolition and substantial land preparation for the new health center. Planning staff didn't have any issues with the extension.

Discussion & Analysis:

A conditional use permit revision must meet the required five findings as required by the Chatham County Zoning Ordinance. Those findings are addressed as follows:

FINDING #1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located. The current use continues to be permitted and allowable as seen in Section 10.13 of the Zoning Ordinance. No changes noted.

FINDING #2 – The requested conditional use permit is either essential or desirable for the public convenience or welfare. The relocation of the current health

facility and the additional independent residential units are needed in order to continue providing the level of care Carolina Meadows currently offers. It will continue to be a significant employer in the county and the revisions do not negatively impact the existing approved conditional use permit.

FINDING #3 – The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community. There is no additional property being added to the current footprint of the facility. All expansion will result in the relocation of the health care facility and reuse of the area for the residential units. The current vegetated buffers will remain and be maintained as needed. There will no increase in impervious surface and no adverse impacts on emergency services, traffic, visual, screening, or lighting.

FINDING #4 – The requested permit will be consistent with the objectives of the Land Use Plan. As this request does not add any additional land to the current footprint of the project, the use will continue to be in compliance with watershed protections, employment opportunities, and the continuation of a current business as encouraged by the Plan.

FINDING #5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county's plans, policies, and regulations. The project is currently served by county water and Aqua NC for wastewater. This will continue. There will be no material increase in those demands beyond what the systems are already installed to handle. The project is impervious surface neutral and will continue to meet the applicable stormwater requirements.

All five (5) findings may be made.

Recommendation:

The Planning Board voted 10-0 to recommend approval of this request with the following conditions.

Site Specific Conditions

1. All previously approved conditions shall remain in effect with the exception of any modifications included with this revision.
2. The applicant shall follow the recommendations of the Chatham County Appearance Commission and install said plantings at the next optimal planting season following the issuance of the first building permit.
3. The first building permit shall be issued within four (4) years of the date of this approval or this revision becomes null and void.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Stormwater Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

Standard Administrative Conditions:

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
9. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.