

CONDITIONAL USE PERMIT

APPLICATION FOR NEW CUP OR A REVISION TO AN EXISTING CUP

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Piedmont Farm Animal Refuge
MAILING ADDRESS OF APPLICANT: 7236 US Hwy 87 N, Pittsboro NC 27312
PHONE NUMBER/E-MAIL OF APPLICANT: 440-935-5689/info@piedmontrefuge.org

PROPERTY OWNER INFORMATION (If different from the applicant): *Owner Authorization Signature Required; See end of application.

Name(s) Lenore Braford
Address: 7404 US Hwy 87 N, Pittsboro NC 27312
ZIP 27312

Telephone: 440-935-5689 FAX: N/A

E-Mail Address: lenorebraford@gmail.com

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 7404 US Hwy 87 N, Pittsboro NC 27312

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 78297

CURRENT ZONING DISTRICT/CLASSIFICATION: R1

TOTAL SITE ACRES/SQUARE FEET: 16.067 acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: **Please select the use/s category from Section 10.13 of Zoning Ordinance**

Please see attached document.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5 of the zoning ordinance.
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - b. Legal Description of proposed conditional zoning district;
 - c. All existing and proposed easements, reservations, and rights-of-way;
 - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;

- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets;
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
- i. Proposed phasing, if any;
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities;
- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
- m. The approximate location of any cemetery;
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and

NIA

- q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.**

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

(2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate N/A to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Signature: Yenore Bradford
Date: 7/1/14

APPLICANT SIGNATURE: I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: ~~N/A~~^{LB} Yenore Bradford
Date: 7/1/14

OFFICE USE ONLY:

DATE RECD: _____
BY: _____
APPLICATION #: PL 20 _____
FEE PAID \$: _____
<input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> CC <input type="checkbox"/> Money Order

**Lenore Braford
Piedmont Farm Animal Refuge**

Introduction: Proposed Use(s) and Proposed Conditions for the Site:

1) Location

The site is located at 7404 NC 87 North, Pittsboro, NC 27312 and is currently zoned as R1. There are not private roads serving the site. It is located in the WSIV-PAJL Watershed, which allows for up to 36% impervious surface development. 16.067 acres in size, the site is currently being used for residential use and pasture growth. There exists on the site one house under construction, one barn under construction, a well, a septic system, three movable chicken coups and a temporary electrical power pole. There are no easements assigned to this site and no other Conditional Use Permits have been granted for this site. The site is not bordered with any Major Wildlife Areas described in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County" found at this link:

<http://www.chathamnc.org/Modules/ShowDocument.aspx?documentid=4769>

2) Description of Use

Along with the current residential use, it is requested that this site be used as the main offices and sanctuary land of the non-profit organization Piedmont Farm Animal Refuge (The Refuge). The Refuge was founded by land owner Lenore Braford and the organization is currently leasing a portion of the site from her. The use of the site for the purposes of the organization include caring for rescued farm animals, holding educational tours and events centered around farm animal welfare and compassionate living, and use by employees and volunteers for general office work. Structures that will be built on the site to serve these needs include barns and shelters for rescued farm animals, a covered pavilion for various outdoor uses, and other outbuildings necessary for the purposes of storing hay, farming equipment and compost maintenance. In addition, a multi-purpose building serving as both an office and visitors center will be needed.

3) Start and Completion Projections

We anticipate that we will begin building barns for animal housing in January of 2015. Over the next 5 years we will continue building the various structures needed to run the organization. Operation of the organization will begin once the first barn is completed and will continue to grow to full potential as the facilities continue to be built over the years.

4) Reference to Existing County Plans

There is no mention of our site in any adopted county plan, including “The Land Conservation and Development Plan” found at this link:

<http://www.chathamnc.org/Modules/ShowDocument.aspx?documentid=2298>

Section A, 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 site is located in Residential District R1. According to the chart on page 42 of the latest Zoning Ordinance document, updated on July 15th of 2013 (and found at this link: <http://www.chathamnc.org/Modules/ShowDocument.aspx?documentid=22361>), the requested use of this site for “Animal Husbandry Specialized” is permitted with a Conditional Use Permit.

Section A, 2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

A) Need and Desirability

There are several reasons that there exists a great need in the community of Pittsboro and the greater Triangle area of North Carolina for The Refuge to exist and thrive.

- 1) The existence of this business will create new jobs in the areas of business, education, farm maintenance and animal care. These last two job categories, farm maintenance and animal care, are of particular note due to the site being situated in Pittsboro. The rural history of the city and surrounding country make it likely that individuals with a background in this type of work will be present and likely seeking jobs within their areas of expertise.
- 2) There would be a great benefit to the community, especially for families with small children, for The Refuge to exist and serve as a unique destination for education and recreation. Tours of The Refuge will give individuals the opportunity to meet, touch and interact with farm animals in a safe and educational environment throughout the year. This experience does not exist anywhere else in the Triangle region, and therefore would enrich the diversity in of recreational activities offered in the region.

- 3) The existence of The Refuge will bring in visitors from surrounding areas, benefitting the local economy by bringing in potential paying customers to local businesses.
- 4) The opportunity for volunteering, internships and future summer camp programs at The Refuge will provide local and regional youth with a positive and meaningful option for after school and summer activities. Educational learning with The Refuge will help youth build independence and character in a safe learning environment.
- 5) Local animal shelters, equipped to house and handle cats, dogs and other domestic pets, are currently burdened by being the one of the main locations where unwanted and unclaimed farm animals are housed. Virtually all local shelters are overrun with unwanted animals of all kinds. The existence of The Refuge will help to lift the financial burdens associated with caring for unwanted farm animals and will also free up space at these shelters for domestic pets.

B) Survey of Similar Uses

There are no other known instances of this type of use in Chatham County or any adjacent counties. Additionally, there are no known uses approved for the requested use on any adjacent properties.

C) Public Provided Improvements

There are no public improvements required by the county for this use to be implemented.

Section A, 3. The requested permit or revision to the existing 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.

A) Emergency Services – N/A

B) Traffic

The projected type of traffic generated by the proposed use will include both visitors and staff traveling to the site. It is projected that a maximum of ten staff members and five volunteers will travel to and from the site each day of the week. Peak times of travel for these individuals will be early morning, mid-day and early evening. Additionally, it is projected that on average 25 visitors will travel to the site on both Saturdays and Sundays, with no peak time predicted. The most common types of traffic predicted are cars and SUVs owned by all individual mentioned above. There may also be buses of school children and other individuals on occasion, visiting the site during the week or the weekend. Additionally, there may be farm equipment such as tractors, trucks and animal trailers traveling to and from the site from time to

time. No changes to the current speed limit or modifications to the current road system are required to accommodate the projected traffic.

C) Impact to Surrounding Land Values – N/A

D) Visual Impact and Screening

Perimeter fencing may be built surrounding the entire property. The visual look of this fencing will be consistent with the rural nature of the surrounding area and will not in any way stand out or negatively effect the community. Additionally, the planting of small bushes and trees along the road will take place and will be consistent with the rural atmosphere of the local area. More information about the types of plantings that will be used can be found on the Site Plan accompanying this application. The parking lot will be screened from adjacent properties with use of a 20 foot opaque planting buffer, the details of which can also be found on the Site Plan.

E) Lighting

There will be pole lights in the parking lot area of the property consistent with the size and type used in surrounding properties. These poles will not exceed 37 ft. in height above finished grade and the light level will be no less than 0.2 footcandles, as dictated by Section 13 of the Zoning Ordinance. The projected height of parking lot pole heights is 15 feet. There will be lights for each of the identifying signs, which will be aimed and shielded so that direct illumination is focused exclusively on the sign. Additionally, these sign lights will be lighted from the top of the sign downward. All lights will be consistent with residential and agricultural lights found in the surrounding area and will be in compliance with Section 13 of the Zoning Ordinance.

F) Noise

Noise associated with the use may include vocalizations of humans and farm animals, noise from tractors, bobcats, gators, trucks and other vehicles. These noises will be in compliance with the Chatham County Noise Ordinance, which requires that, without a special permit, sounds remain between 50 and 70 decibels. Additionally, exemptions listed in this document include the use of agricultural equipment operated for farm purposes. Please see: <http://www.chathamnc.org/Modules/ShowDocument.aspx?documentid=69>

G) Chemicals, Biological and Radioactive Agents

There will be no use of radioactive agents on site. Biological agents present on site may include animal bodily fluids such as feces, urine, puss, blood, etc,

with feces being present in the largest quantities. The amount of feces generated will vary depending on the number of animals on site at any given time, but will generally fall within the ranges of 0-500lbs/day. Feces will be composted in a designated compost area along with straw and other organic matter. Possible hazards associated with feces and other animal bodily fluids include contamination of animal food supply, contamination of the environment, and contamination of humans. The first two types of possible contamination will be mitigated by weekly cleanings of barns and pastures and designated areas/containers used for animal feedings. Possible human contamination will be mitigated by use of gloves while handling animals during all medical examinations and procedures, as well as hand washing stations stocked with clean water, soap and disinfectant. Chemical agents used on site may include fertilizers, pesticides, deworming medication, de-licing powder, fly spray, and a variety of other medicinal chemicals used in a the daily care of the animals.

H) Signs

There will be 2 large signs bearing the name and logo of the organization displayed near the visitor entrance and office measuring 32 square feet in size and being constructed out of wood or metal. The one at the visitor entrance will be lit at night using small directional landscaping lights. There will be two additional signs indicating parking and entrance areas, which will measure 32 square feet or less in size. The colors of these signs will be a white or wood background with black and green lettering. Additional signs through the property may include safety signs, signs at hand washing stations, animal memorial signs, informational signs about individual animals, and signs marking buildings such as barns, visitors center, and gift shop. All of these signs will be constructed of metal or wood.

Section A, 4. The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.

A) Land Conservation & Development Plan

The activities of The Refuge will support the Chatham County Land & Development Plan in a number of ways.

- 1) The L&D Plan lists the preservation “rural character” as an important objective for the county. The overall look of The Refuge will be forests and fields dotted with structures (barns) and natural features (pond, hills), which is consistent with the definition of rural character. The traditional form and look of the barns, colored red against the green pastures, is also in line with this definition.

- 2) The L&D Plan lists the establishment of “tourism” as an important component of the local economy. The activities of The Refuge will bring visitors into the county, encouraging and creating additional traffic to local businesses.
- 3) “Conservation of farmland” is listed as a main goal in the L&D Plan, and this will be achieved by the formation of The Refuge. The presence of farm animals on the land as well as pasture growth and maintenance will preserve the agricultural nature of the land.
- 4) The L&D Plan lists “improved recreational opportunities” as a major goal for the county. The Refuge will provide a unique recreational experience for both residents of the county and other people traveling to visit the sanctuary.

B) Watershed and Flood Considerations

The site is located in the WSIV-PAJL watershed. The amount of impervious surface created by the use of this site, including gravel drives, pavement, rooftops, etc. will not exceed 36% of the total land acreage, as required by the Watershed Protection Ordinance

(<http://www.chathamnc.org/Modules/ShowDocument.aspx?documentid=573>). The estimated percentage of impervious surface created is 5.4%. The ephemeral stream located in the south-eastern corner of the property (see attached map titled “Ephemeral Stream”) will be given a buffer of 50 feet in which no development of any kind will take place. Our site is located outside of the 100-year floodplain as seen on the attached map titled “100 Year Floodplain Map” that was generated using the following website:

<http://floodmaps.nc.gov/FMIS/Map.aspx?FIPS=037&PANEL=undefined>. Therefore, we are in compliance with the Flood Damage Prevention Ordinance (section B, page 16) located here:

<http://www.chathamnc.org/Modules/ShowDocument.aspx?documentid=589>

Section A, 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.

A) Water Source & Requirements:

The organization will require water for both animal and human use. The source of this water will come from a well currently on site that has a capacity of 20 gallons/minute as well as an additional well that will be drilled when the visitors center is built. The use needed for animals will vary depending on the number of animals on site at any given time, but will remain within the range of 0-300 gallons/day. The use needed for humans will be 0-400 gallons/day for staff use and 0-700 gallons/day when visitors are on site.

B) Wastewater Management:

All wastewater will be managed with a private septic system. We received a septic improvement permit from Chatham County Environmental Health. Please see the attached documents titled "Wastewater Management".

C) Water/Sewage Impact Statement:

This does not apply to our site because we are using a private septic system for wastewater management.

D) Access Roads:

The site can be accessed from Highway 87 North via an existing driveway. No upgrades of this highway are necessary for serve the proposed use. The approval for an additional driveway is requested at the northwest corner of the property leading to the proposed parking lot. An email exchange with Justin Richardson of the NCDOT has indicated that the proposed additional driveway will likely be approved once formal applications are processed. Please see the attached document entitled "Commercial Driveway Approval" for a copy of this email exchange.

E) Storm Water Runoff:

Storm water runoff from buildings will be managed with the use of conventional gutters and rainwater barrels. Additional run off from gravel roads and pastures will be managed by the installation of a pond in an area of low elevation on the property. Please see our site plan for more information about the location of this pond.

ADDITIONAL INFORMATION REQUIRED

- 1) Adjoining Property Owners: Please see the additional document listing the names and addressing of adjoining property owners.
- 2) Environmental Impact Statement: The amount of disturbed acreage will be 0.8 acres. Communication with Rachael Thorn, Lead Erosion Control Officer with Chatham County, has confirmed that an Environmental Impact Statement is therefore not necessary for this application.
(rachael.thorn@chathamnc.org)