

Attachment to Application for Conditional Zoning of Property

Project Name: Builders FirstSource
Location: 23 Red Cedar Way, Apex, Chatham Co., NC 27523

- 1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

N/A

- 2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

This amendment would promote the public health, safety and general welfare by allowing this business to expand adjacent to its current facility and in an area that has other similar uses. The property is located on US Hwy 64, a four lane highway which can support the traffic generated by the proposed expansion. This area has little to no pedestrian traffic, and the proposed improvements planned in conjunction with this amendment are situated such that there is land available for NCDOT to construct a proposed service road at some point in the future.

- 3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

The Chatham Land Conservation and Development Plan lists 28 major recommendations and several goals. Listed below are the recommendations and goals relevant to this project.

Recommendations

- 1. Work closely and cooperatively with the towns in Chatham County so that development can be guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities.*

This development is proposed between the existing building materials facility and a tract with an approved plan for a self-storage, boat and RV storage business. This site was selected over an alternate location that would be better suited for residential development.

21. *Provide public water and/or sewer service to designated high growth areas such as towns and economic centers, and restrict or prohibit extension to areas designated for low-density growth.*

The proposed development does not require water other than for fire protection. Sewer will not be required for this project.

24. *Conduct a detailed analysis of any additional proposed major roads and road widenings beyond the current construction program in the county.*

NCDOT has conducted a corridor study of this section of US Hwy 64. The attached site plan has been designed with additional setbacks that will facilitate the proposed future road improvements.

25. *Use density exchanges as a means to protect open space and farm land in Chatham County.*

As part of this project, a tract of land in Chatham County within the same water supply watershed and in the vicinity of a residential area, will be permanently restricted via a recorded conservation easement to remain undeveloped in perpetuity.

Goals

- *More intensive land uses, e.g. commercial, high density residential and industrial, are concentrated in or near Chatham's existing towns, in designated economic centers and in clustered and mixed use developments.*

The proposed project will be located between the existing Builders FirstSource facility and a planned self-storage, boat and RV storage business on US Highway 64 just west of the Chatham/Wake County line. This area is designated as an Economic Development Center on page 34 of *The Chatham Land Conservation and Development Plan*.

- *Chatham County's natural resources are identified, conserved and protected.*

All buffers, wetlands and streams located on this property have been identified by the appropriate authority, mapped on the Site Plan and will remain undisturbed.

- *Chatham County's surface and underground water resources are effectively protected.*

This development will incorporate a wet detention basin to treat and detain stormwater runoff and will meet all current requirements of the Jordan Lake watershed. The design will also include a detailed sedimentation and erosion control plan that will be implemented during construction to protect adjacent streams, wetlands, and properties.

- *Natural scenic areas are preserved.*

The natural scenic area located on the southern portion of this tract will remain undisturbed.

4. The requested amendment is either essential or desirable for the public convenience or welfare.

The growing population of Chatham County has increased the demand for affordable building materials to support the construction of new housing. This amendment would permit the expansion of this existing building materials supply company to support this public need.

5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

This amendment will allow an existing business to expand on property that is adjacent to its current operation. Other potential sites were eliminated because of their proximity to existing or potential residential properties. This expansion will support the local economy, increase the County's tax base, and provide quality building materials for County residents. This business has seen recent growth and has been actively hiring new employees. The expansion will also allow for more



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