

Project narrative and additional information for rezoning application
1213 Pea Ridge Road, New Hill (Parcel #5258)
The Golf Cart Guys, LLC

Intent: The subject property is located on the southwest corner of Highway US1 and Pea Ridge Road and currently consists of 6.74 acres that is vacant and undeveloped. The property is currently zoned R-1, and the owner is requesting to rezone to CU-CB (Community Business) .

History and Property Use: The Golf Cart Guys, LLC is an emerging small business in which they sell, service, and rent golf carts and utility vehicles to businesses and individuals throughout the Triangle and surrounding counties. They are currently located in Wake County and in need of a larger facility to serve their customers and growing demand for their services. Both owners, Michael Mansour and Byron Unger, live nearby in Moncure and New Hill and feel this location will be a perfect fit for them as well as the growing community of Chatham County and recreational areas nearby.

Many municipalities, including Pittsboro in September 2015, have adopted golf cart ordinances allowing permitted use. The Golf Cart Guys would be the only company in Chatham County to perform alterations adding safety features to be compliant for Pittsboro Police inspection.

The Golf Cart Guys would also use the property for boat and RV storage. Being due south of Jordan Lake on the "Pea Ridge Road /Jordan Lake" off ramp, they would be in very close proximity to both Moncure Dam boat ramps and New Hope Overlook boat ramps. They would also be close to Harris Lake as well. This would be a very convenient location for boaters and campers in the surrounding areas. With neighborhood HOA's becoming more prevalent and restrictive, these services are in demand.

This project would bring a small business and needed revenue to the county in the form of higher property taxes and sales tax. There will be approximately 4-6 employees as they open this new location. The location is strategically located just a few miles from Wake County and Lee County lines; again, increasing the revenues coming into Chatham since they service all areas.

Existing Conditions: A majority of the property is flanked by the active and loud Hwy US-1 to the north, Pea Ridge Road to the east, and heavy industrial (ST Wooten Corporation) to the south. This property would not be suitable for residential development due to overwhelming noise and air pollution. There is one remaining parcel to the south that is currently undeveloped (Parcel# 5151). The property owner attended the community

meeting and was in favor of the proposed development and plan (see Report of Community Meeting). He also mentioned that he too would want to rezone to commercial and is holding the property as an investment at this time.

In fact, the Hayward-Moncure area had been rezoned from residential to commercial use and back again over the years. For many years, it has been in Chatham's Growth Strategy and "The Chatham Plan" for this corridor to be a hub for commercial and industrial businesses and growth. There are several commercial and industrial properties nearby, including the 60 acres that was approved across the street in 2015 (parcel# 5213), for the Truss Company, as Light Industrial (see Zoning Map for reference). Other commercial parcels nearby are # 68322, 5814, 78135, 65327. Being at the off ramp of Hwy US-1, it is an optimal transportation route, and commercial zoning is the best use for this property.

Enclosed in the application is the conceptual site plan for the building, storage parking, driveway access, lighting, signage, landscaping, buffers and stormwater. The area of focus at this time will be on the east half of the property along Pea Ridge Road.

Water and Septic: The property will be serviced by county water. There is a 12" water main along the property line on Pea Ridge Road which services other businesses down the street. An on-site septic system will be used for effluent. The property has been evaluated by a licensed soil scientist and adequate locations have been identified and noted on the site plan. The full soils report is also included for review. A septic permit and review with the Chatham County Environmental Health will be conducted in the near future and all guidelines and regulations followed.

Traffic and Driveway: Much of The Golf Cart Guys business is mobile/on-site service with many of their customers. Due to this fact, as well as being a niche market, traffic will be considered very low impact. The amount of spaces for boat and RV storage are considered minimal for the industry and will likely be accessed by customers on the weekends when traffic is low.

Pea Ridge Road is a state maintained road and a new commercial permit from NCDOT will be obtained for the driveway entry which will be located at the south corner of Pea Ridge Road. All Specifications and guidelines from NCDOT will be followed.

Stream and Wetlands: The property is located within the River Corridor Special Area (RCSA) and NOT within in the Jordan Lake watershed. Chatham County Watershed Protection Ordinance (Rev. Dec 2014) allows for the requested uses in this rezoning, listed on Pg 92-93.

Due to the stream and small patch of wetland, SEPI Engineering performed a Wetland, Stream and Riparian Buffer Delineation Report on the property and was followed up by a site evaluation by the US Army Corp of Engineers. They also agreed with the findings/delineation and produced an Approved Preliminary Jurisdictional Determination (attached).

As indicated on the site plan, there is a 100' Riparian Buffer on each side of the stream and 50' around the wetlands that will be undisturbed. All applicable rules and regulations from the State and Chatham County Land and Water Resources Division will be followed.

Storm Drainage and Impervious Surfaces: A stormwater permit is required for the site. All stormwater control measures shall be designed and approved in accordance with the Chatham County Stormwater Ordinance. All erosion and sedimentation control measures shall comply with all of Chatham County and North Carolina Land Quality standards and specifications. Erosion and sedimentation control measures are performance based, and the site may require additional measures if the approved measures are found inadequate. The impervious surface area is calculated to be at 17.88% as noted on the site plan, well under the maximum allowable 36%.

Signage: Complying with Section 15 of the Chatham County Zoning Ordinance there will be two signs (shown on site plan). The larger sign will be along Hwy US-1 on the north west side of the property. It will be no more than 150 sq ft on a double or triple pole support for stability. Total height will not exceed 30 feet. NCDOT was contacted and confirmed they have no restrictions for on-premises businesses as long as sign is out of the right-of-way. Lighting will be low voltage, downward projecting, and powered by solar energy. All guidelines will be followed for full cut-off and lumens.

The smaller sign will be placed near the driveway entrance on Pea Ridge Road. According to the guidelines, it will be half the size of the other, at no more than 75 sq ft. It will be on a double post and less than 7 feet tall to top. Lighting for the sign will be low voltage and upward projecting on the sign only.

Lighting: There will be approximately six (6) light poles around the property to illuminate the boat and RV parking areas and surrounding the building. Abiding by the Section 13.6 of the Chatham County Zoning Ordinance, the lights will be pole mounted, full cut-off or meet full cut-off classification of section 13.6(4). Any attached surface mounted building lights will also follow all lighting guidelines. While Duke Energy has supplied a lighting plan for reference and illustration, we may use another vendor closer to construction that meets all guidelines of the ordinance.

Landscaping and Buffers: Attached is a landscaping plan that was slightly revised due to recommendations by the Chatham County Appearance commission. Per County ordinances, there will be 20 foot landscaping buffers along three sides of the project. The west side will be the natural 200 foot buffer along the stream. There will also be plantings around the trash corral which will be fenced and concealed as well. This professional plan from Arnette B. Clark Design, Inc. will bring privacy and beauty to the property with colorful native trees and shrubs that are non-existent now. All other details are shown on the attached plan.

Conclusion: The Golf Cart Guys, LLC presented to the Appearance Commission on December 16, 2015 and held a community meeting on December 21, 2015. There were no objections to the project, only best wishes. Rezoning this property from Residential to Commercial is the best use for the property and would bring an otherwise idling property to life. It will bring jobs and revenue to Chatham County as well as business that's needed to the area. All County and State ordinances and guidelines will be followed to help protect the land and environment and help create a thriving Chatham County.

Thank you for your consideration.