

1/8/2018

Chatham County
Application for Conditional District Rezoning - Section A

Address:
4590 Manns Chapel Road
Chapel Hill, NC

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.

There is no current error in Ordinance, therefore no remedy in applicable.

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.

As Chatham County experiences tremendous growth in both residential and commercial development, there exists a growing need for service and maintenance of these facilities. Many companies will need to be created or have their capacity enlarged to handle this influx of work. O'mara Landscaping has a goal of relocating their business office in Durham and their operations facility in Chapel Hill to a single site along Manns Chapel Road. The owners of the company will also move their residence to the existing home on the property. With the majority of Omara's work being in Chatham County, the relocation of their existing facilities from other counties will benefit Chatham County and give them a greater capacity to service local homes and business for the purpose of maintaining their exterior landscaping.

This site selection is critical since it currently has an office building, warehouse and residence which can be utilized. These facilities will be repurposed with no change in their existing footprints. This efficiency will allow O'Mara to be operational with much less negative impact on the community and enable them to become a local supplier of services within a few short months of approvals.

The overall scope of the work is directly beneficial to Chatham County's public health, safety, and general welfare for a multitude of reasons. Strong economic development and growth allows for the opportunity for more efficiently placed servicers, especially small businesses like the O'Mara's who have been a part of the continued success of the community.

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

The Chatham County Future Land Use Plan indicates that 4590 Manns Chapel Road falls on the border of *Rural* and *Compact Residential*, within the *Compact Residential District*. Locating a company which is dedicated to the beautification and maintenance of developed properties at the edge of a compact residential district is ideal. 95% of the O'Mara's clients are of the type that occur within "*Compact Residential*" type districts. This allows for a direct relationship with each of their clients. They will also have vested interest in maintaining the enriching standards within their business, because it also acts as their home. Landscape design and maintenance is the least invasive use, arguably better the existing dilapidated lot. The O'Mara's will grow a portion of their own plants and vegetation. Any service vehicles are held at the back of the property, hundreds of feet from the street, behind vegetated buffers, and well out of view. Of the site's nearly 32 acres of land, 10 acres are dedicated to commercial, and 20 left to residential and natural forest area. These are all appropriate uses for this district.

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

As stated earlier, the location of this site is ideal for a landscaping business because it services the many homes that exist and will service the ones that are planned to be built. Proper maintenance of landscaping is a key element in maintaining land values throughout the county.

Additionally, the O'Mara's employ a great deal of people within the community, have no winter layoffs, heavily vet their employees, offer second language courses, and provide professional uniforms which foster cohesive family atmosphere.

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

O'Mara Landscaping and Lawncare is and has been a local family run business for the past 20 years. The O'Mara's represent the American dream within the state of NC, more specifically the community of Chatham County. Their continued growth is a testament to their professionalism and passion to maintain their presence in the county. The future of Chatham County is set to expand rapidly, forcing not only the physical maintenance of the expanse to be undertaken, but the maintenance of the spirit of Chatham County. By granting the O'Maras conditional zoning for their project, they will bring their strong value based business to add to the many successful business that already exist.

Additionally, the sitework represents a disturbed area of approximately 2 acres of land and this disturbance is primarily located over 350 feet from Manns Chapel Road. The site currently has a conditional use for a commercial business which has been in place for over 30 years. By granting the O'Mara Landscaping and Lawncare their conditional use permit, you will be welcoming a company which fully integrates into the future land use of this region. The O'Mara's business will literally beautify the county and they are requesting the opportunity to relocate their business within the very area they are working.

Appearance Commission Review
December 13th, 2017

O'MARA LANDSCAPING SITE REDEVELOPMENT

4590 MANNS CHAPEL ROAD
CHAPEL HILL, NORTH CAROLINA

OWNER: O'Mara Landscaping & Lawn Care, Inc.
James and Kate O'Mara

Contact: omaralandsaping@bellsouth.net

CONTRACTOR: Horizon Renovations LLC
Kevin Frazier

Contact: kevin@horizonrenovationsllc.com

ARCHITECT: Shaw Design Associates, P.A.
Keith Shaw & Ryan Hopkins

Contact: keith@shawdesign.us
ryan@shawdesign.us

EXISTING SITE CONDITIONS

31.89 ACRES

1 EXISTING RESIDENCE – 2,184 SF

2 EXISTING BUILDINGS

BLDG A – 3,024 SF

BLDG B – 3,123 SF

EXISTING IMPERVIOUS SURFACES – 44,318 SF

PROPOSED SITE CONDITIONS

31.89 ACRES

TOTAL DISTURBED AREA ≈ 2 ACRES

1 EXISTING RESIDENCE – 2,184 SF – **NO CHANGE**

2 EXISTING BUILDINGS

BLDG A – 3,024 SF – **NO CHANGE**

BLDG B – 3,123 SF – **NO CHANGE**

2 GREENHOUSES – 1200 SF PER

1,000 # each per site plan

PARKING FOR 30 EMPLOYEES – 25,000 SF GRAVEL SURFACE

47 on site plan

HANDICAPPED ADA ACCESSIBLE PARKING

8 OFFICE EMPLOYEES

22 FIELD EMPLOYEES

12,000 SF OF PAVED SURFACES FOR MATERIAL BAYS

MINIMIZE RETAINING WALLS

1 BIORETENTION/WATER RUNNOFF POND

1 IRRIGATION POND TO RECYCLE WATER CATCHMENT



***Chatham County Appearance Commission
Meeting Agenda***

December 20, 2017

6:00 pm Dunlap Building Classroom, 80 East St., Pittsboro, NC

Type of Meeting: Regular Meeting

Meeting Facilitator: Bill Causey, Chair

Secretary: Shelly Jacobs

- I. Call to order
- II. Roll call, Determination of a Quorum
- III. Approval of minutes from last meeting
- IV. New Business
 - a) A request by O'Mara Landscaping & Lawn Care, Inc. to rezone and develop Parcel No. 2691 located at 4590 Mann's Chapel Rd., that currently has a sheet music printing business and residence, for a landscaping and lawn maintenance business.
- V. Other Business
- VI. Adjournment

Chatham County Appearance Commission

September 27th 2017

Meeting Minutes-Dan Sundberg

In Attendance were:

William "Bill" Causey, Chair

Davis Andrews

Grim Hobbs

Mary De Angelo

Dan Sundberg

Meeting Minutes:

Bill Brought to Order

Meetings of May 24th Minutes were approved with the following correction.

Dan Sundberg Was in attendance at the May 24th, 2017 Meeting.

1st Presentation: Liberty Health Care 15-501 North.

Lee Bowman Introduced Erik Davis of Surface. Landscape Architect

The facility is designed for 3-4 seasons of interest. It uses many native and adaptive plant species. There will be possible future signage at the highway, but it is not currently proposed.

Trash receptacles will be screened and lights will be of the types required.

The plants will be irrigated.

The landscaping plan was approved.

2nd Presentation. Briar Chapel

Revisions to the SD West Commercial Parcel perimeter buffers with wall eliminated. The presentation showed the types of plants and locations. The board appreciated the presentation and information. It will Require a request for approval in the future.

The meeting adjourned at 6:45