

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: Arnette L. Van-Bel  
MAILING ADDRESS OF APPLICANT: 1011 Kent Meadows Ct., Winston Salem, NC 27104  
PHONE NUMBER/E-MAIL OF APPLICANT: 336.624.6035 / attorneyvanrie@ChampionInsurance.com

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

Name(s) \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

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

ADDRESS OF SUBJECT SITE: 781 Mt. Carmel Church Rd., Chapel Hill, NC 27517

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 19430

CURRENT ZONING DISTRICT/CLASSIFICATION: CU-B-1

TOTAL SITE ACRES/SQUARE FEET: 3.00 Acres

(Do not round acreage. Use exact acreage numbers from tax records or recorded survey)

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

professional and governmental

---

## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

---

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department upon approval and completion of sufficiency review by staff. 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 or as approved by planning staff, 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
- q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. If you are or will be disturbing 10 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.**

---

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information.** Please use attachments or additional sheets in order to completely answer these findings. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable. **Please use the "Materials Checklist" to complete each 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.

*See Attached*

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

*See Attached*

- 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.

*See Attached*

- 4. The requested permit will be consistent with the objectives of the Land Use Plan.

*See Attached*

- 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.

*See Attached*

**STOP!**

**You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department.**

**Please check the boxes below once these meetings have been held:**

<input type="checkbox"/> Chatham County Appearance Commission	Date of Meeting <u>  N/A  </u>
<input checked="" type="checkbox"/> Held Community Meeting	Date of Meeting <u>  2/02/2019  </u>

---

## 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 \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

---

**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: *[Handwritten Signature]*

Date: 2/28/2019

---

**OFFICE USE ONLY:**

DATE RECD: <u>28 Feb 19</u>
BY: <u>Janie Phelps</u>
APPLICATION #: <u>PL20190399</u>
FEE PAID \$: <u>300.00</u>
<input checked="" type="checkbox"/> Check No. <u>1207</u> <input type="checkbox"/> Cash <input type="checkbox"/> CC <input type="checkbox"/> Money Order

---

## **Responses to the 5 Questions**

### **Question 1 Response:**

We are applying for a conditional use permit revision. We are requesting a permitted use in what the property is currently zoned, but is currently excluded because of the current conditional use permit.

### **Question 2 Response:**

It is our plans since acquiring Keston Care to service more of the population within Chatham County. Our office is currently located in a shopping center with very limited access. We will be closing this space and moving everything to 781 Mt. Carmel Church Road. This location will provide better access and be more convenience to our clients, the public, and our employees. It is our desire to provide functions for our clients and employees which we currently are limited from doing.

### **Question 3 Response:**

Because of the services we offer and number of employees, we foresee no traffic impacts, we see traffic being reduced. This is our assessment because with the current use, the facility houses a Yoga studio, a massage studio, and a personalized yoga studio. These businesses will not continue to be in operation at this location, only our company.

There will be no changes to the current landscaping, exterior of the property, no lighting changes, and no noise will result of the requested change. There will be no Chemicals, Biological and Radioactive Agents housed on the premises at any time. The signage will use the existing structure on the front of the property. The only change will be inserting our company name on the existing structure in place of the existing name.

### **Question 4 Response:**

This conditional use permit request is consistent with the; Land Use plan Policy 2 (Page 62 of the Comprehensive Plan) for the following reasons;

The existing structure will not change, there will be no change to the existing character of the property.

Our business operation will occur within existing development. There will be no new development.

The existing infrastructure support will not require any changes.

There will be no changes to the existing Land Conservation and Development Plan and no changes to conformation to the Watershed Protection Ordinance and the Flood Damage Prevention Ordinance.

**This conditional use permit request is consistent with the; Economic Development plan (Page 53 of the Comprehensive Plan) for the following reasons;**

**To create new jobs within the county.**

**ED Policy 1 p. 54; Provide flexibility for rural businesses that have limited impact on adjacent properties and preserve rural character.**

**ED Policy 1, Strategy 1.2; Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties, traffic, and rural character.**

**ED Policy 4; Support existing businesses, including small and medium sized firms. This support by the county will not only allow us to grow in both service to the Chatham County population and employment of existing Chatham County residents. I will allow us to position ourselves to offer more services.**

**This conditional use permit request is consistent with the; Health Development plan (Page 77 of the Comprehensive Plan) for the following reasons;**

**HL Policy 7 p. 83 Facilitate the integration of various types of healthcare facilities into developed and developing areas.**

**We provide services to both the young and elderly population of Chatham County. Our services range from; enhancing the lives of seniors within the county (Recommendation 10 p. 91), which part of this is working with existing county agencies, to working with the younger population with ranging behavioral issues seeking to improve their quality of live.**

**Question 5 Response:**

**Currently the property uses private septic and public water. The requested conditional use zoning change will have no negative impact on county services. There will be no increase in demand for utilities, public water use, no increase in storm water runoff. No required changes to public roads. Property will still be accessed from Mt Carmel Church Road, and no additional driveway changes are required. We have spoke with Matt Kitchen with the NCDOT and this has been confirmed.**