



Chatham County Planning Board Agenda Notes

Date: December 3, 2019

Agenda Item: VIII-3

Attachment #: None

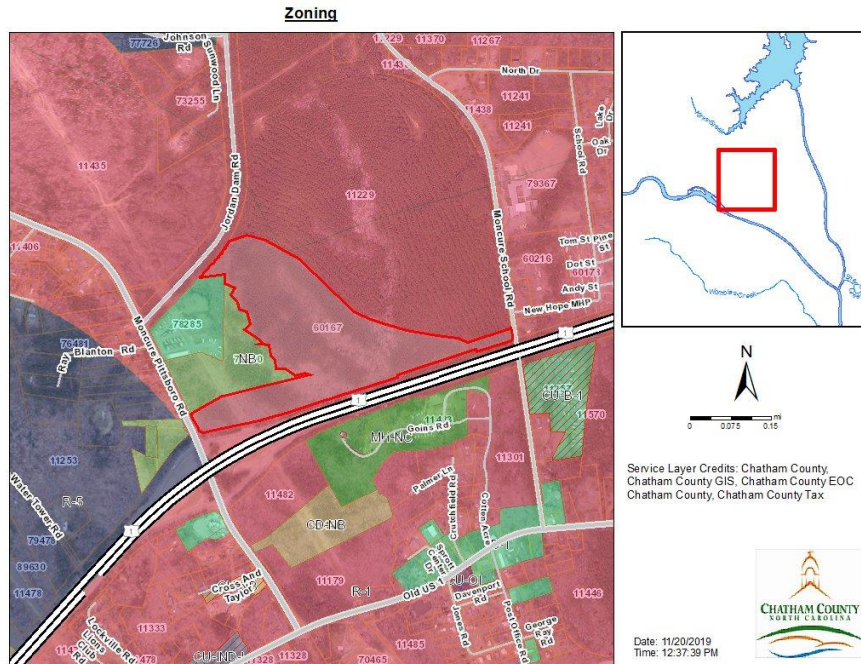
- Subdivision
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	A Legislative public hearing request by Paul Brewer for a general use rezoning from R-1 Residential to Light Industrial, Parcel No. 60167 being 48.8 acres, located off Jordan Dam Road, Haw River Township.
Action Requested:	See Recommendation
Attachments:	None

Introduction & Background:
 A legislative public hearing was held on November 18, 2019. Planning staff presented the request to the Board of Commissioners and the applicant was available for questions and comments. One person signed up to speak and requested why the applicant was requesting light industrial zoning.

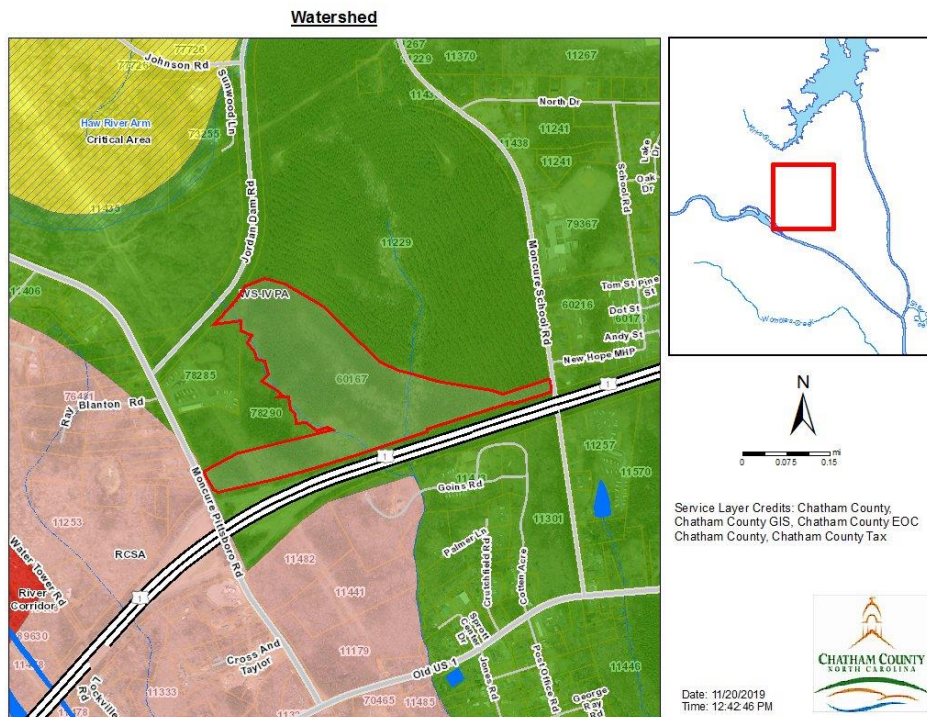
Discussion & Analysis:
 The property is currently zoned R-1, Residential, the property to the south of US 1 is a permitted Non-conforming Mobile Home Park, properties to the west are zoned General Use B-1, Business, and General Use NB, Neighborhood Business, and the property to the north and east is zoned R-1 Residential. Currently, the properties zoned NB are undeveloped, but are proposed to be an ABC store and convenient store. The property zoned B-1 is a RV park.

The following map shows the current zoning and the areas surrounding the parcel.

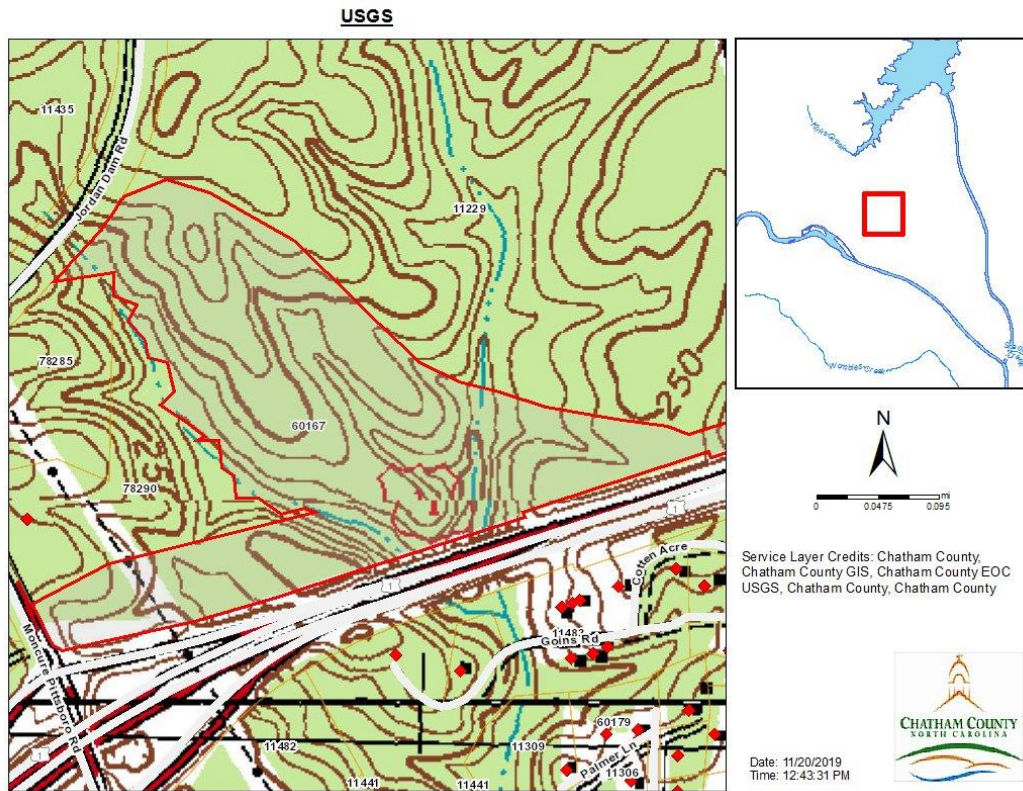


The property is in the WS-IV PA watershed. There are water features on the property and no special flood hazard area.

The following map shows the watershed classification.



The following map is the USGS map showing the potential blueline streams on the property.



In considering a general use rezoning request Section 19 of the Chatham County Zoning Ordinance includes four standards that must be addressed and supported in order for a rezoning application to be approved. The standards are:

Standard No 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment. No error in the ordinance is being alleged.

It is planning staff opinion this standard is met.

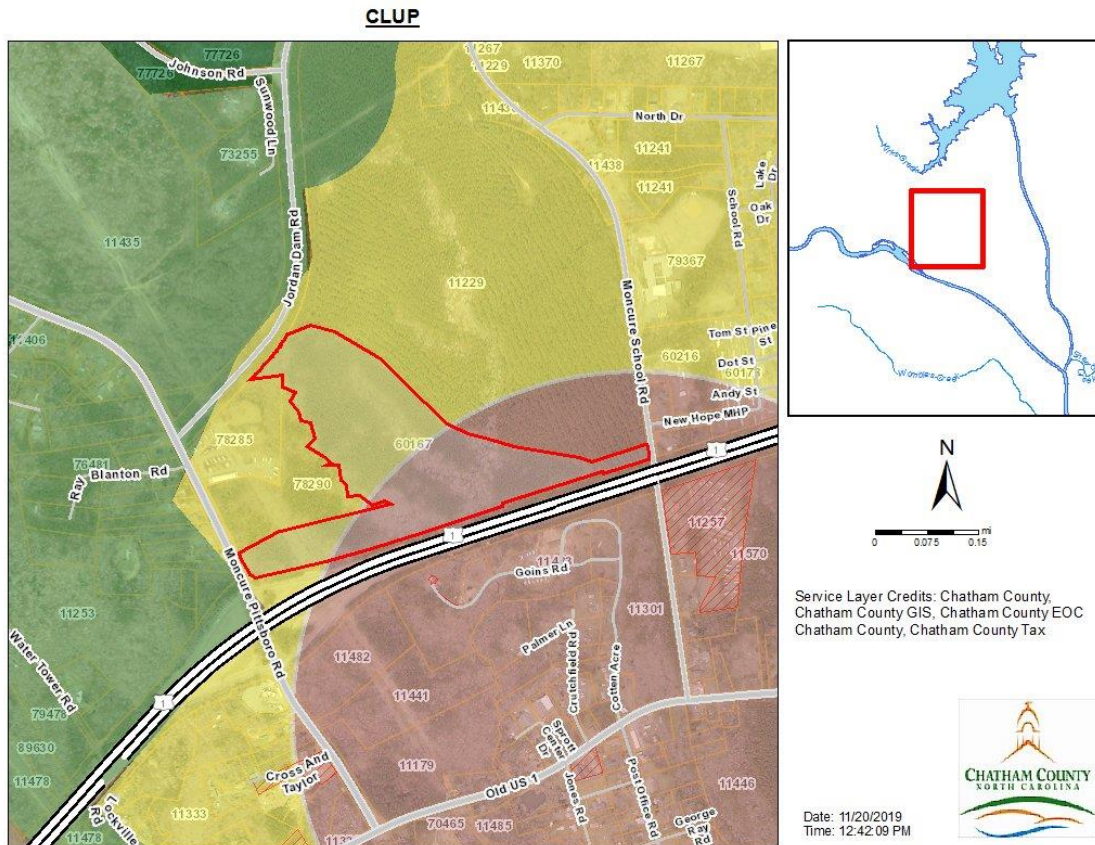
Standard No 2: The changed or changing conditions, if any, in the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare. The applicant states that the traffic count on US 1 is 30,000+ cars per day and 2,700+ on Moncure Pittsboro Rd. and that this does not give the feel of a quiet neighborhood atmosphere. Their storage business is a low traffic business. The influx of residents will require more need for storage facilities.

Although the application discusses using the property for a storage business, the Planning Board and Board of Commissioners must consider all uses that are permitted by right or through a conditional use permitting process in the Light Industrial zoning classification.

It is planning staff opinion this standard is not met. The only factor mentioned is traffic. No supporting evidence was given about the influx of residents.

Standard No 3: The manner in which the proposed amendment will carry out the intent and purpose of the adopted land use plan, or part thereof. The property is located within both a Village Center and Compact Residential designation and is also adjacent to non-residentially zoned properties along the western property boundary. Strategy 2.3 on page 63 of the Plan Chatham states, “allow areas designated as Village Centers and Crossroad Communities, as shown on the Future Land Use Map, to be developed for residential, commercial, and some light industrial purposes if appropriately designed to be in keeping with historic development patterns”. The applicant states that there is a need for boat storage in close proximity to the Jordan Lake Poe’s Ridge boat ramp due to the high traffic volume of boats pulled long distances to the ramp. However, the boards must consider all of the potential uses allowed within the Light Industrial zoning classification and determine whether they would be compatible in the proposed area.

The following map is located with the Village Center and Compact Residential designations on the Future Land Use and Conservation Plan Map.



It is planning staff opinion this standard is not met. Additional review of the Plan Chatham is needed to determine whether this location is suitable for a general use Light Industrial rezoning or if conditional district would be a better fit.

Standard No. 4: All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment. The applicant states that there is a need for large indoor and outdoor storage for boats and RV's. Their current facility, Harris Lake Boat Storage, is at capacity and has a waiting list. Having a storage facility in close proximity to the lake will reduce pulling boat trailers around the county. A nice, clean, secure storage facility that is proposed will be a facility that Chatham County can be proud of per the applicant.

Although this location may be suited for a specific use, the requested general use zoning classification allows for a range of uses that must be considered. Since this property straddles two land use designation on the Future Land Use and Conservation Plan Map, a conditional district rezoning may be more appropriate.

It is planning staff opinion this standard is not met.

Based on only three of the four findings being met, it is planning staff opinion the applicant provide more evidence to support their rezoning request and the Planning Board table the request. However, if you decide to move forward, planning staff recommends denial of the rezoning request.

Recommendation:

The Planning Board has up to three meetings in which to make a recommendation for approval or denial to the Board of Commissioners.

Should the Planning Board not table the matter for further support, a proposed consistency statement has been provided below in support of the denial of the rezoning request:

It is the Planning Board recommendation that the rezoning of parcel 60167 is not consistent with Plan Chatham due to lack of supporting evidence from the applicant.