



Chatham County Planning Board Agenda Notes

Date: July 7, 2020

Agenda Item: VIII-1

Attachment #: None

- Subdivision**
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	A Legislative public hearing for a general use rezoning request by Glandon Forest Equity, LLC to rezone Parcel No's. 5050, 4787, 4742, and portions of parcels 4653 and 76194, from R-1 Residential to NB Neighborhood Business, located off Old US 421 S, Bear Creek Township.
Action Requested:	See Recommendation
Attachments:	Provided online at the following link – https://www.chathamnc.org/government/departments-programs/planning/rezonings-subdivision-cases/2020-items/glandon-forest-equity-rezoning

Introduction & Background:
 A legislative public hearing was held on June 15, 2020. Planning staff presented the rezoning request and the applicants Brent Pardum and George Venters were available for questions. No one signed up to speak.

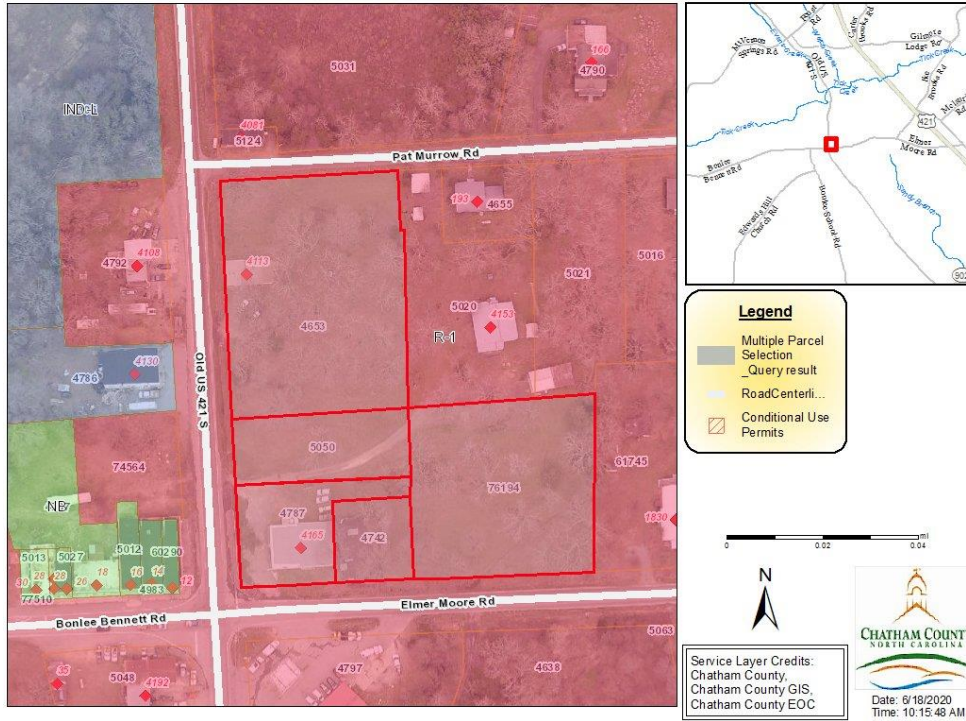
 Planning staff have received comments for support of the rezoning.

Discussion & Analysis:
 The property is currently zoned R-1, Residential, the properties to the west are zoned IND-L Light Industrial, NB Neighborhood Business, and R-1 Residential. All other adjacent properties are zoned R-1, Residential but currently have businesses on them that chose not to rezone to a commercial designation at the time the BOC zoned the remainder of the county in 2016. They are permitted legal non-conforming businesses. The properties adjacent to the west is the “Bonlee Mall” area, which are mostly vacant, and an auto repair business. The property diagonal from the proposed rezoning is an auto business and to the south, there is a gas station and convenience store.

 When considering a general use zoning classification, the boards must consider all of the uses that are allowed within the district.

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

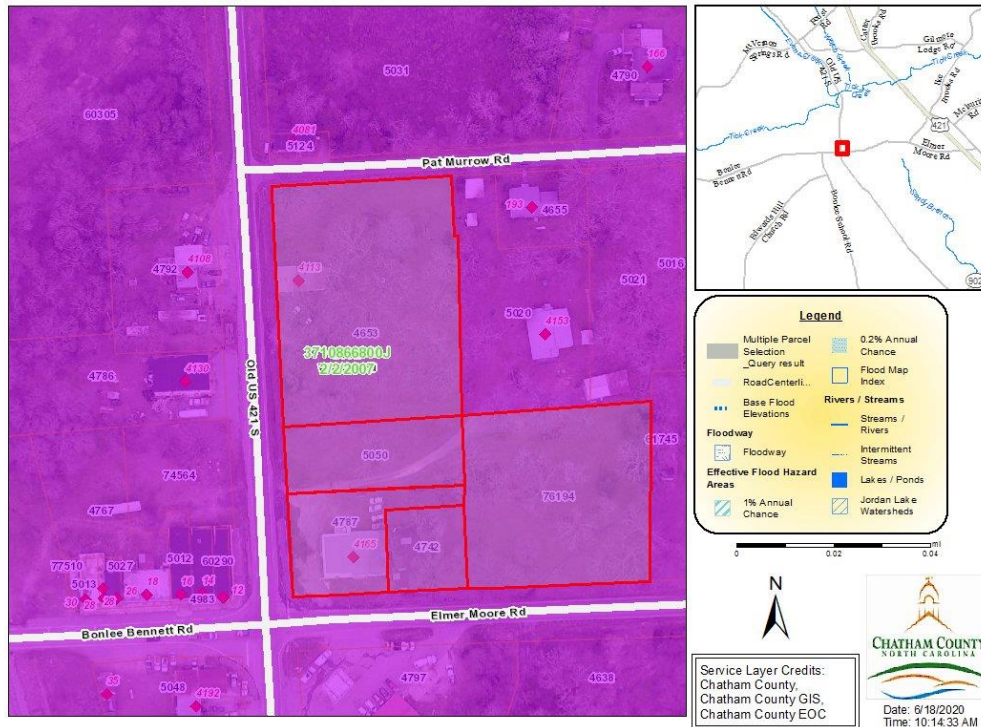
Zoning



The property is in the Local Watershed district. There are no water features on the property and there is no special flood hazard area.

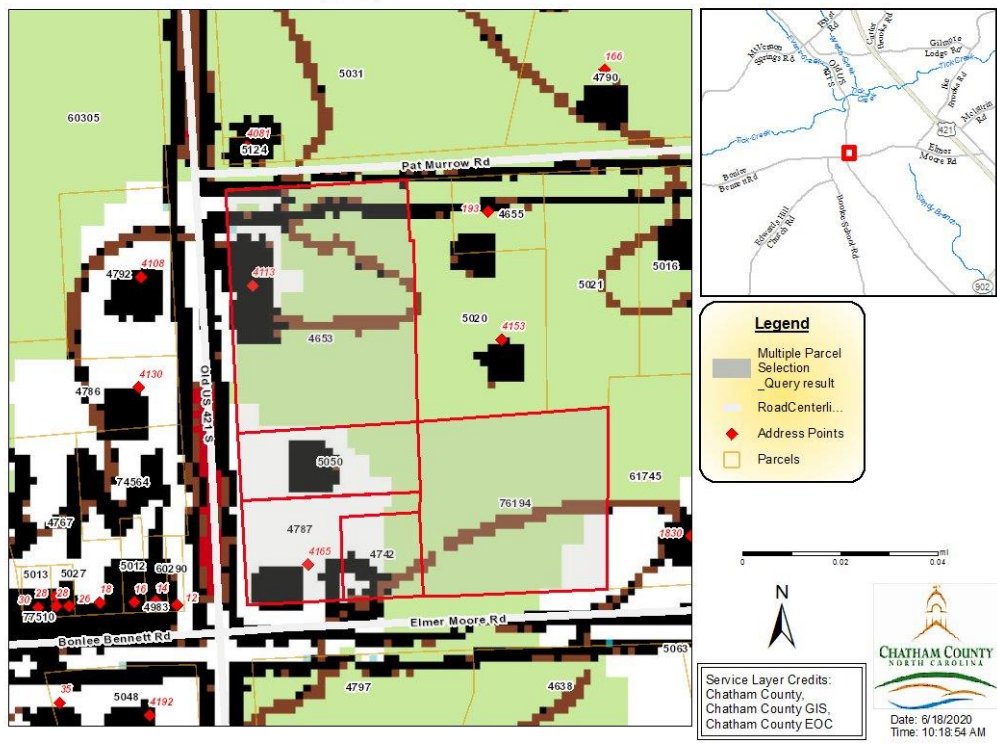
The following map shows the watershed classification.

Watershed



The following map is the USGS map.

USGS



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. Historically, this property's use was a gas station and convenience store. All tanks have been removed and it has since gone into disrepair and is utilized for the land owner's personal storage. The applicant states this does not benefit the community and is also an eyesore. These properties are an excellent location and opportunity to help revitalize Bonlee and the Village Center core.

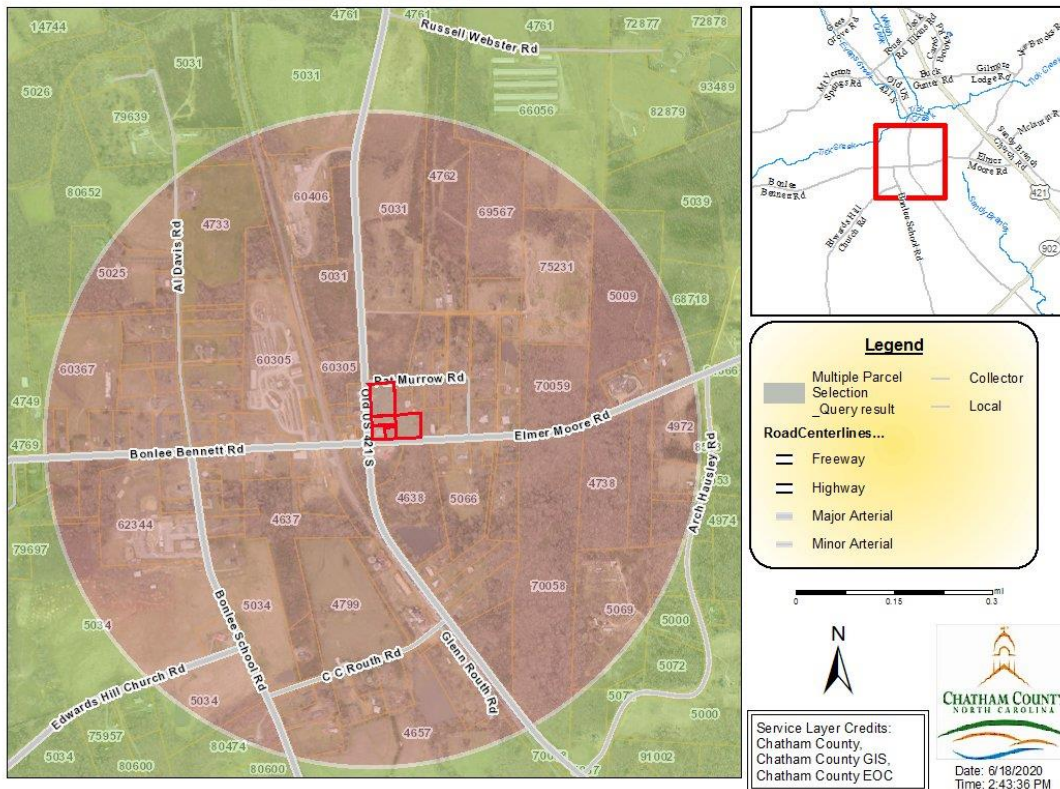
It is planning staff opinion this standard is met.

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. In the Chatham County Comprehensive Plan adopted in 2017, Bonlee has been classified as a Village/Village Center which promotes development to "accommodate small-scale, local-serving retail, office, institutional, and service uses, restaurants, and some residential. Mix of uses include retail, restaurant, services, and office uses clustered near a village center (typically consisting of smaller commercial footprints)" in mostly one- and two-story buildings. Economic Development Policy 2, Land Use Policy Strategy 2.3 and 6.1 support the development of village centers to encourage growth.

The proposed Neighborhood Business zoning will allow the redevelopment of a currently vacant corner parcel, which was historically was used for commercial purpose into new and more vibrant commercial uses that will serve the local residents of the Village Center.

The following map is the Future Land Use Plan Map. The properties are in the center of the Village Node.

Future Land Use Plan



It is planning staff opinion this standard is met.

Standard No. 4: All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment. Currently, residents of Bonlee must travel almost 10 miles to access a variety of retail services. The Neighborhood Business rezoning will create flexibility, as suggested in the Chatham County Comprehensive Plan, allowing businesses to locate at this site to satisfy the convenience needs for the community. The proposed development would also offer employment opportunities, increased property and sales tax revenue for Chatham County.

The rezoning would pave the way to redevelop a prime corner which currently has two under- utilized buildings in disrepair that is not currently the highest and best use for the property. A new business coming to Bonlee could possibly re-energize the Village Center and bring further economic activity to the area. There are several older buildings across the street that are vacant but could be available for new businesses.

It is planning staff opinion this standard is met.

It is planning staff opinion that the Zoning Ordinance standards for granting a rezoning request have been met for this property.

Recommendation:

The planning staff recommends approval of the general use rezoning request. The Planning Board has up to three meetings in which to make a recommendation for approval or denial to the Board of Commissioners.

A proposed consistency statement has been provided below in support of the rezoning request:

It is the opinion of the Planning Board the rezoning request is consistent with the Chatham County Comprehensive Land Use Plan based on meeting ED Policy 2 strategy 2.1 and Land Use Policy 2 strategy 2.3 of the Comprehensive Land Use Plan, and therefore is recommended for approval.