



December 1, 2020

Ref: Joint Plan Interpretation #3 – Specific Institutional Uses in the Very Low Density Residential (VLDR) Land Use Category

Background

The Interlocal Agreement Regarding the Chatham-Cary Joint Land Use Plan includes a provision under item 4 allowing the Planning Directors for the respective jurisdictions to reach agreement on interpretations on the joint plan. Chatham County has received an interpretation request from a party interested in submitting a conditional rezoning application for an expansion of an existing eating disorder treatment center at 176 Lassiter Homestead Road (tax parcel #73288) to adjoining property at 7990 NC Highway 751 (tax parcel #20029 and a portion of 93851). The proposed expansion is to convert an existing residence and accessory structures to an in-person residential treatment facility for eating disorders, teaching kitchen, office space, and required parking.

On the Chatham-Cary Joint Land Use Plan map this property is located in an area designated as Very Low Density Residential (VLDR). The description for this category reads:

Very Low Density Residential (VLDR): VLDR areas are recommended for agricultural and single family detached residential uses. The recommendations for VLDR areas differ depending on whether the VLDR area is situated east or west of the Rural Buffer Boundary, as follows:

- *VLDR areas west of the Rural Buffer Boundary:* New development west of the Rural Buffer Boundary should have a minimum lot size of 40,000 square feet, yielding a maximum recommended density of 1 dwelling per 1 gross acre. The housing type should be limited to single family detached. Wastewater treatment systems for new development in this area shall be limited to individual on-site septic systems approved by the Chatham County Environmental Health Department or other on-site septic systems approved by the North Carolina Department of Environment and Natural Resources.
- *VLDR areas east of the Rural Buffer Boundary:* New development east of the Rural Buffer Boundary should have a maximum density of 1 dwelling per 1 gross acre. The minimum lot size should be 40,000

square feet for development occurring within Chatham County's zoning jurisdiction.¹

Institutional, civic, and utility uses that are compatible and complimentary to the surrounding neighborhood may also be considered within any VLDR area, such as churches, parks, schools, libraries, daycare facilities, telecommunication towers, utility pump stations, and electric utilities.

Interpretation

It is the interpretation of the Planning Directors for Chatham County and the Town of Cary that in-person treatment for eating disorders that is developed with appropriate zoning conditions such that it be located in a residential type structure and setting is classified as an institutional use and considered a compatible and complementary use in the Very Low Density Residential land use category.

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