

Project narrative:

This is a request by the Chatham County Manager for a special use permit for an “emergency medical service facility (less than three acres in the residential districts).” This use is permitted as a special use permit pursuant to Section 10.13, Table of Permitted Uses, in the Zoning Ordinance. Parcel 62221 is owned by Chatham County and was purchased from the Crisp family in 1983 so a water tank could be installed on the property. Parcel 94711 is public right-of-way and was the prior location of 15-501N. NCDOT has abandoned maintenance of that segment of road and removed the roadway. The County is currently in the process of abandoning the right-of-way and will assume title to the property. If the right-of-way abandonment is not complete at the time of a final decision on the special use permit application, a condition can be added regarding the abandonment being finalized prior to permitting. A conditional use permit was approved in 1982 for the water tank and the property was subsequently purchased. The property is currently zoned R1, Residential and a rezoning is not required for the additional use for an EMS site. The parcel is located within a WS-IV Protected Area watershed and is also located in the Jordan Lake drainage area. A review of the Natural Resources Conservation District and USGS Topographic maps indicated there are no water features on the property. Maps of these items have been included in the application packet.

A community meeting was held on October 18, 2021 and no-one from the public attended. The Appearance Commission reviewed the site plan during their June 24, 2020 meeting and the commission recommended approval. The community meeting notification and reports, as well as the Appearance Commission minutes are included in the application packet for reference.

The site will be served by Chatham County water and connected to the wastewater system serving Briar Chapel. A deed of easement was recorded on June 22, 2021 providing a utility easement crossing two parcels in the SD West commercial area of Briar Chapel for the site to access the sewer system (see copy of easement included in the application packet). A waiver request has been submitted to the Board of Commissioners for consideration during their February 7, 2022 meeting requesting removal of the trees within the 100’ perimeter buffer on the properties within SD West allowing for the installation of the sewer line (see attached waiver request).

The following responses to the items that must be addressed when submitting a special use permit application are provided below.

1. The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located. **YES**
2. The requested special use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

- A. The EMS station should not pose any increased traffic impacts. There will be minimum traffic associated with EMS employees coming to work with a right in/right out southbound only access. The use will create a slight impact associated with ambulances leaving the site. Northbound access will necessitate a U-turn at the Jack Bennett Road intersection. The site is one way in/out and has no access via any abutting properties.
 - B. There is a 30-foot landscape buffer along the front of the site, and a proposed tree line around the back and sides of the building. Because of a Duke Energy and water line easements the structure is pushed 30' further into the rear of the property which will necessitate a 15' retaining wall to the rear of the building. The CCAC recommended that the Burford Holly be replaced with Hypericum "sunburst" which is more native, and that the buffer along 15-501 could be broadened to improve the growth of the plants that will be planted there. There is room and it will look better.
 - C. All Lighting of the site will comply with the Chatham County Zoning Ordinance
 - D. There will be noise associated with the use of three or more Emergency Medical Apparatus. Any noises resulting from authorized emergency vehicles when responding to any emergency call or acting in a time of an emergency are exempt from the provisions of the Chatham County Noise Ordinance per chapter 92.05(c) of the Chatham County Code of Ordinances.
 - E. No biochemical or radioactive hazards are proposed at this site.
 - F. The site will conform to the standard signage use at other EMS stations throughout the county and would conform to the Chatham County Zoning Ordinance.
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.
- A. There is indeed an increased need for emergency medical services in the area with the increased residential and commercial development in the area.
 - B. There are not any similar uses in the area.
 - C. The site will use already available county water and Briar Chapel Wastewater. No additional public improvements are needed.
 - D. NA
 - E. This is a new EMS site and is not replacing a current operation so there will increased employment opportunities associated with the project.
4. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section. In support of the Comp Plan, include the following references at a minimum:
- A. This use will support Goal 7 of the Comprehensive Plan to provide infrastructure to support desired development and support economic and environmental objectives and Goal 8 to become more resilient by mitigating, responding, and adapting to emerging threats.

- B. Strategy 1.2 under the Utilities and Public Services Plan Element also supports this request and reads “Develop utilities policies, systems, and services that facilitate compact development and support economic development in defined areas.” The second bullet point under this item is “Locate new public services and public service facilities, such as governmental offices and schools, in growth areas identified on the Future Land Use and Conservation Plan or where existing infrastructure exists and public services are needed.”
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.
- A. The site is served by and will utilize an 8-inch county water line. The anticipated usage will be 50gpd per person per shift.
 - B. The site will utilize the Briar Chapel Wastewater System.
 - C. The anticipated usage will be 50gpd per person per shift.
 - D. The site will require a new driveway accessing US 15-501 and all improvements must be permitted by NCDOT. NCDOT was contacted in 2017 and 2019 regarding access and advised that a permit could be issued but will be limited to right-in and right-out only (email correspondence attached for reference).
 - E. A stormwater control measure or SCM will be located on the southwestern corner of the property and will adhere to water quality and attenuation requirements. All SCM’s will meet Chatham County and State regulations.