

Zoning Summary

1. No error in the ordinance

2.

A. NEED AND DESIRABILITY: The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined. This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

The proposed use is needed to support the future employment centers that are proposed with the county future land use plan and major manufactures that are planned in the region. This use is more desirable than the existing zoning to provide a commercial need for supporting the employment uses.

B. SURVEY OF SIMILAR USES: How many other instances of this use are currently in the Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the county of another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

There is currently a proposed rezoning on 190 +/- ac for light industrial zoning immediately adjacent and with accesses on each side of this proposed zoning case for connection to Old Hwy 1. The close proximity of this future proposed use and the need for supporting commercial uses in the area make this project a necessity for the area.

C. PUBLIC PROVIDED IMPROVEMENTS: Identify public improvements the county would be required to provide if the use is approved? If no such improvements are needed, state this as the case.

There is existing water along Old Hwy 1 and sewer is not available in the area at this point. So no improvements will be required.

3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof. You must note specifics from the Plan giving reference to page number and section

Page 14 – Economics & Growth

Future land use designation of employment centers in the Moncure area will require a need for commercial uses (convenience store, auto service, retail) to provide services/support within the county to stimulate economic growth.

Page 18 – Land Use

Chatham County is a rural county that wants to support growth but retain the rural aesthetics of the county. The land use plan has designated growth areas in the county for the employment of the residence and areas to provide the commercial needs within a centralized region.

Page 24 – Housing and Demographic Trends

The housing and demographics are being and will be drawn to the centralized employment centers that need commercial uses to support the local residences.

Page 30 – Infrastructure

The close proximity of the proposed zoning to the US 1 corridor and existing water utility is available in the area.

Page 39 – Goals

On page 40

Goal 1 is met by providing commercial uses in relation to employment centers without impacting rural areas.

Goal 3 is met by providing commercial uses in relation to employment centers to provide a compact growth type area.

Goal 4 is met by providing additional jobs in the support industry of the manufacturing type uses.

Page 47 - Land Use Description

Employment Center type land use is best suited for this zoning case since it is a commercial component to support the larger type manufacturing uses proposed for the area.

Page 51 - Economic Development

The proposed zoning case will provide additional jobs and services/supplies to the housing and employed residents in the area.

Page 62 - Land Use Policy 2

The proposed zoning case is the development of parcel located with existing utilities present to support the use. Water is available in Old Hwy 1.

Page 63 - Land Use Policy 3

The proposed zoning case is the located within a mix use of the future light industry zoning and residential.

Page 66 - Land Use Policy 5

The proposed zoning case is located within close proximity of the future land use employment center, to prevent sprawl type growth into rural areas.

Page 68 - Land Use Policy 7

The proposed zoning case is to provide commercial site for services/supply support that can be adapted to the current community needs.

Page 103 – Natural Resources

The proposed zoning case will not affect natural resources in the area. There are no streams or wetlands present on the site. However 74% of the site will remain undeveloped to meet the watershed 36% impervious requirement.

Page 117 – Parks and Recreation

The proposed zoning case will not affect parks and recreation.

4.

A. TRAFFIC: Talk about current traffic capacity, traffic increase, road improvement financing. If significant traffic loads or high amount of wrecks, need a letter of opinion from NCDOT. Will the roads in the County Thoroughfare Plan accommodate these anticipated requirements?

- Current Traffic - Old Hwy 1 currently has an average daily traffic (ADT) of 3,700 vehicles per 2020 traffic counts. The subject property will be developed as a commercial site the increase of 170 - 200 vehicles will be substantial given the low volume that is currently observed on the road in the 2020 traffic count. However, the road is constructed with 10 foot travel lanes that will support 14,000 vehicles per day. The proposed use is less than 10% of the allowable capacity.
- This project will be impacted by County Thoroughfare Plan. The plan calls for Old Hwy 1 to have potential improvements. The size the proposed site development would only benefit not impact the plan due to the low volume generated.

- B. VISUAL IMPACT AND SCREENING:** Describe visual presentation of the completed project in context with adjoining properties. How will fencing and plantings alter future visual presentation?

Per section 12 of the Ordinance a type B 20' buffer is required which will create a partial screen of the site.

- C. LIGHTING:** Will there be lights associated with the use? Describe wattage, type, and method of support (give height of light pole), times of night that the lights would be used. How will shield light from adjacent properties?

Lighting will be provided on site to meet full cutoff requirements of Section 13 of the Chatham County Ordinance.

- D. NOISE:** Will there be noise generated by the use? If so, what is the source of the noise? Provide levels of noise in decibels at the property lines?

No noise other than vehicle traffic entering and exiting the site. Noise level based on typical traffic noise is 50-60 decibels.

- E. CHEMICALS, BIOLOGICAL AND RADIOACTIVE AGENTS**

No chemicals, biological or radioactive agents are associated with this use.

- F. SIGNS:** Will the use include the display of a sign? If so, describe the method of display, lighting, color, size, number and location on site.

Signs shall meet the requirements of Section 15.7 of County Ordinance

5.

- A. WATER SOURCE AND REQUIREMENTS:** How much water will the use require? What is the source of water (town water, county water or private well)?

This site will use Chatham county water, which will have a total water requirement of 500 gallons per day max.

- B. WASTEWATER MANAGEMENT:** What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public, or private septic. If individual septic, provide septic improvements permit letter from the Chatham county Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDEQ or any other state or public source, please provide preliminary approval towards getting approval.

Wastewater capacity needs of this site total to 500 gallons per day, which will be treated with an on-site private septic system.

- C. WATER/SEWER IMPACT STATEMENT:** All applications where a public utility is to be utilized (water or sewer) must clearly state the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.

The subject property will require 500 gallons per day (peak) for the full build-out.

- D. ACCESS ROADS:** Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highways, address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access? If the site is located on a road designated as a major collector, is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property.

This site has access to Old Hwy 1 with a driveway access which has been designed to meet all of NCDOT Standards.

- E. STORMWATER RUNOFF:** Detail the methods and various structures that will be used to control stormwater runoff. Submit stormwater management plan with this application. This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

The proposed on-site BMP will be a wet pond with a riser to control outlet flow of treated water to meet the requirements of the Chatham County Stormwater requirements.

erosion. The pond outlet will discharge at pre-development flows and velocities. The 10yr-100yr storm events will be controlled through the BMP outlet structures.