

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment **N/A**

2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary

a) Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). 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 downzoning of parcel #0019435 is needed and desirable for the following reasons:

- **Appropriately zoned R1 subdivision will enhance the streetscape**
- **The current zoning of MH is an outlier in the area, and an R1 classification would create a more cohesive community**
- **R1 zoning will meet the growing demand for subdivided lots in the area**
- **R1 zoning will allow this property to function at its highest and best use, per its location, geography, soil types and more**

b) Survey of Similar Uses <Required> How many other instances of this use are currently in 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 or 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?

The surrounding area of this parcel is zoned R1. There are already a number of such uses allowed in Chatham County. A new instance of this rezoning to R1 is essential due to its appropriateness in its location, size, geography, and desirability of new single-family dwellings. The newly zoned area would only serve to benefit Chatham County, as with all other existing low-density residential areas.

c) Public Provided Improvements <Required> Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.

No additional public improvements needed.

d) Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required vs. the tax revenue generated? **N/A**

e) Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees. **N/A**

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/s giving reference to page number and section. In support of the Comp Plan, include the following references at a minimum:

a) CHAPTER TWO: (begins on page 13)

a. Issues and Opportunities

Chatham County is the second fastest growing county in the state of N.C., and residential growth is rebounding – the population could potentially grow by 58,000 people (Ch. 2, p. 14). The rezoning of this parcel from MH to R1 will ease this growth, adding desirable single-family dwellings in a community-oriented location (near schools (ex. North Chatham Elementary), public parks (ex. Jordan Lake), etc. Additionally, the median income for Chatham County is 45% higher than the rest of N.C., but job growth has been slower than nearby communities (Ch. 2, p. 15). By providing new single-family residential opportunities, we can help bring time, talent and income to Chatham.

b) CHAPTER THREE: (begins on page 39)

a. Goals and Objectives

This proposed rezoning will serve Chatham County’s goals of providing equitable access to high-quality housing and community options and fostering a healthy community (Ch. 3, p. 40). This land use will contribute to Chatham’s goal to provide diverse housing types, prices and locations. It will also serve to foster a healthy, safe and educated community due to its proximity to public education, parks and businesses.

b. Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined.

The correct land use description for this rezoning submittal is crossroad community: Rural area low density development comprised of single family homes on large lots (Ch. 3, p. 48). Buildings will be 1-and-2 story. Streets will be rural two-lane. There will be open space for timberland.

c) CHAPTER FOUR: (begins on page 51)

d) The minimum strategies to address are the following. You may include others as you deem supportive of your application.

a. Economic Development (page 53)

In support of Chatham County economic development, this proposed rezoning is submitted re: strategy 1.3, utilizing a performance-based approach to zoning in rural areas that allows for more

flexibility. In this case, performance-based zoning standards address neighborhood character with more flexibility than traditional standards (Ch. 4, p. 55). Additionally, this proposed rezoning is submitted re: strategy 5.1, strengthening Chatham's ability to market itself and recruit businesses. In this case, new desirable residences will bring new income, growth and business to the county.

b. Land Use (page 61)

This rezoning submittal supports all three land use goals for Chatham County (Ch. 4, p. 61). Large-lot, rural, single-family dwellings preserve the rural character and lifestyle of the county. Downzoning from MH to R1 will diversify the tax base and reduce out-commuting, as it will attract new residents to the area. It will also promote a compact growth pattern by creating new, desirable family residences near public schools and parks.

c. Natural Resources (page 103)

This rezoning submittal will protect timberland and allow for large-lot, rural areas of land to be used at its highest and best purpose. It will serve to preserve the rural character and lifestyle of the county. Specifically, this development will support strategy 2.2, encouraging design to preserve forest cover (Ch. 4, p. 106).

d. Parks and Recreation (page 117)

This rezoning submittal will not hinder the county's goal to maintain and improve existing parks (Ch. 4, p. 120).

4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment

a. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

The current capacity of Lystra Rd is 5,000 to 9,999. It is classified as a secondary route by the NCDOT. This road services cars, buses and trucks. Peak times of day for traffic will be 7 a.m. to 9 a.m. and 2 p.m. to 6 p.m. We do not anticipate speed limit changes on the principal road for this site. Modifications to the road system are not needed.

b. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?

The completed project will be single-family residences on large lots with surrounding timberland. It will look more similar to adjoining properties than it does currently zoned as MH.

c. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?

There may be lights associated with homes built, but no greater than yard or outdoor lighting for personal use.

d. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.

There is no anticipated noise generated by this use.

e. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

There are no chemicals, explosives, biological or radioactive materials anticipated to be utilized by this use.

f. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.

This use will not include the display of a sign.

g. Emergency Services <Optional> **N/A**

1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.

2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.

3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.

h. Impact to surrounding Land Values <Optional> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey. **N/A**

5. All other information required on this application or as offered by the applicant in support of the request.

a) Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (county water or private well)? If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.

The proposed rezoning will require up to 120 gallons of water per bedroom, per day. New houses would connect to the Chatham county water line along Lystra Rd. House builder would be required to do the water taps and since the existing 12 inch watermain is located on the opposite side of the road it would require a jack and bore under the road.

b) Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), 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 NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.

The proposed rezoning will be using private septic.

c) Water/Sewer Impact Statement <Required>. All applications where a public utility is to be utilized,(water or sewer) must state clearly 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 proposed rezoning will require up to 120 gallons of water per bedroom, per day. Sewer will not be impacted, as individual septic will be used.

d) Access Roads <Required>. 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 highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)?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 property is located off of Lystra Rd. There is an existing driveway, no new driveway is needed.

e) Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.