

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 local development in the Goldston and Lee County areas. The proposed use is being proposed as a dual use site providing Landscaping, grading supplies and a regional outdoor storage area. As new residential developments enter the area a need for RV, Boat, outdoor storage is in demand due to HOA rules that do not allow these additional vehicles, amenities on the individual lots. The county future land use plan has this parcel within a Village Center district. This use is more desirable than the existing zoning to provide a commercial need for additional businesses in the county and storage services for residential developments.

- 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 one landscape supply near the Town of Apex approximately 25 miles from the proposed site. There is a mini-outdoor storage approximately 8.5 miles from the proposed site. These type uses have a regional use area that make them in demand based on the users being in close proximity. Therefore, multiple sites throughout the county is essential to provide the proposed landscape sales, and outdoor storage to the local residents.

- 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 US Hwy 421 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 Village Centers in the Gulf community will require a need for commercial uses (outdoor storage, Landscape Supply) 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 village centers that need commercial uses to support the local residences.

Page 30 – Infrastructure

The proposed zoning fronts US Hwy 421 and existing water utility is available in the area.

Page 39 – Goals

On page 40

Goal 1 is met by providing commercial uses in village centers without impacting rural areas.

Goal 3 is met by providing commercial uses in village 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

Village Center type land use is best suited for this zoning case since it is a commercial component to support the rural areas of the county.

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 US Hwy 421.

Page 63 - Land Use Policy 3

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

Page 66 - Land Use Policy 5

The proposed zoning case is located within the future land use village center district, 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 - US Hwy 421 currently has an average daily traffic (ADT) of 16,000 vehicles per 2021 traffic counts. The subject property will be developed as a commercial site the increase of 10-15 vehicles per day will be negligible based on the existing capacity of US Hwy 421. However, the road is constructed with 2 travel lanes each direction that will support a minimum of 54,000 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 US Hwy 421 to have potential improvements. The size of 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 A 20' buffer on sides and rear along with a Type B buffer along the road frontage. is required which will create a partial screen of the site. Also all outdoor storage areas will be screened with an opaque fence.

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 toxic 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 US Hwy 421 with two driveway access which has been designed to meet all of NCDOT Standards. The proposed driveways have been located at the two existing driveway connections for the parcel.

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 dry pond with a riser to control outlet flow of quantity to meet the requirements of the Chatham County Stormwater requirements. The pond outlet will discharge at pre-development flows and velocities. The 1yr-100yr storm events will be controlled through the BMP outlet structures at predevelopment flows.