



Rezoning and Special Use Permits

By: Chatham County Planning Department



Agenda

LEGISLATIVE PUBLIC HEARINGS:

Knight Landscaping Design rezoning

Zoning Ordinance text amendment
regarding acreage requirements for new
public or private campgrounds

QUASI-JUDICIAL PUBLIC HEARING:

Chatham County Parks and Recreation SUP
for a new county park



Topic one

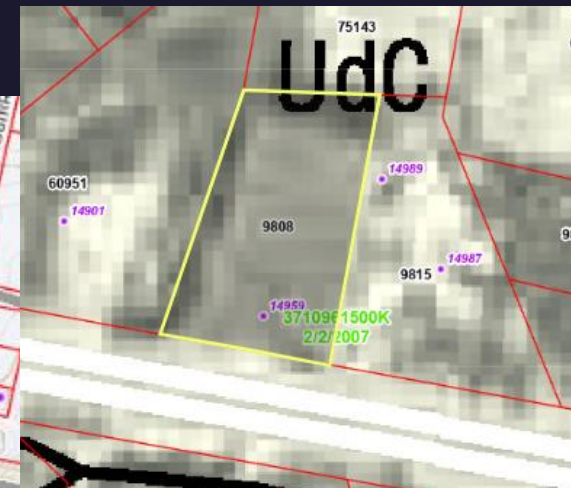
Legislative Public Hearing

Conditional District Regional Business Rezoning

Request by Darryl Knight dba Knight Landscaping Supply on Parcel 9808 located at 14959 US 421 S, Gulf Township, from R-1 Residential to CD-RB for a landscaping supply, grading, and outdoor storage to include boat and RV

What we know

- Currently R-1 Residential zoning
- Within the RCSA Watershed which limits impervious surface, built upon area to no more than 36% or if approved for an SNIA, it may be developed up to 50%.
- FEMA Map 3710961500K, dated 2/2/2007 shows no floodable areas on the parcel
- NRCS nor USGS show any blueline streams or other water features



Application Requirements: Findings of fact

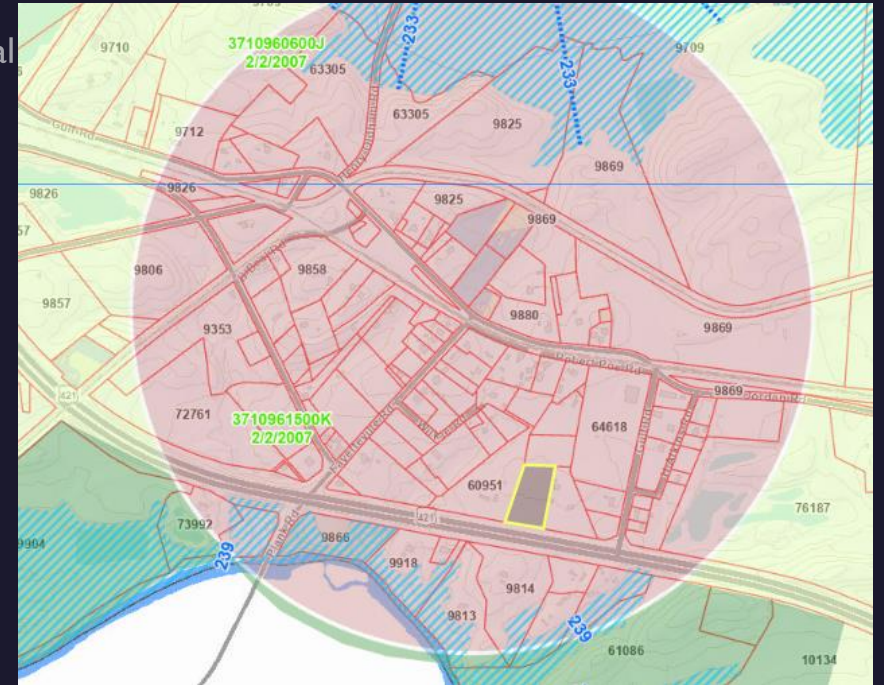
FINDING NO 1- Errors in the Zoning Ordinance: No errors in the Ordinance are being claimed.

FINDING NO 2- Changed or changing conditions which make this needed and desirable for the public health, safety or general welfare:

- One landscape supply business is located 25 miles from this site
- Increased residential development where private covenants restrict the keeping of recreational vehicles or the smaller, more compact lots, creates a need for opportunities for citizens to store these in closer proximity to their residences
- Water is available to this parcel from the Goldston Gulf Sanitary District

FINDING NO 3- Manner in which the proposed use will carry out the intent of any adopted plans thereof.

- The parcel is located with a Village Center node of the Land Use Plan where a mix of uses is encouraged (pg 14) (pg 40 Goals)
- This area has been designated for future growth per the LUP map
- The Town of Goldston with their newly adopted UDO, has approved a new subdivision and other commercial uses with more on the horizon this business could provide services to



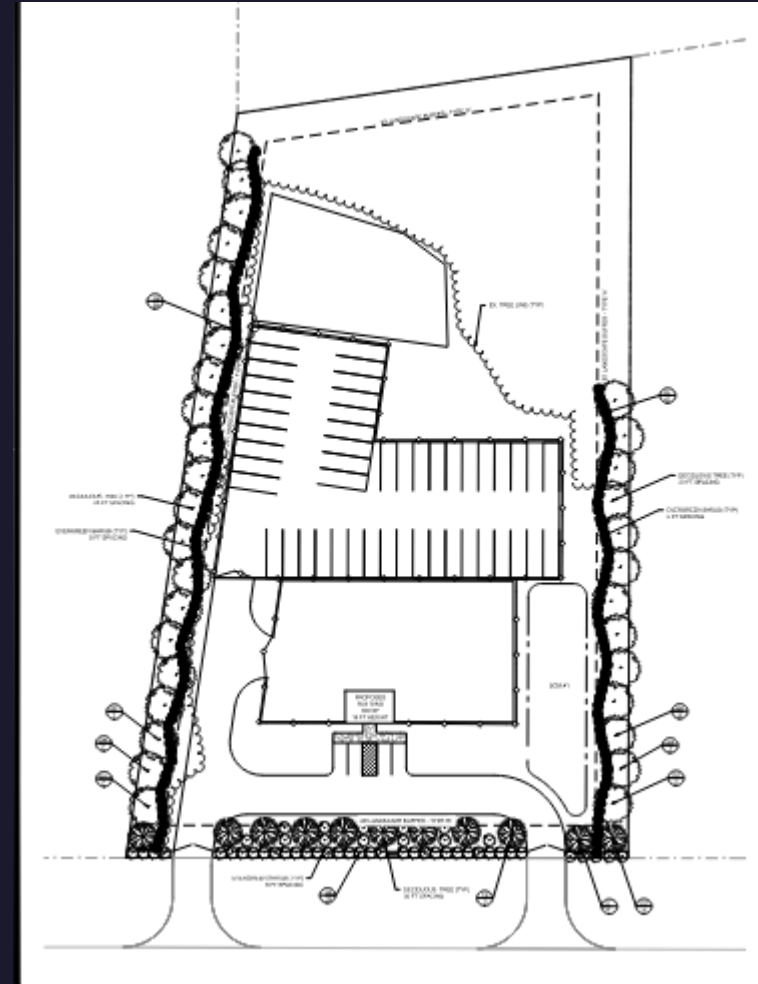
Application Requirements: Findings of fact

FINDING NO 4 – The manner in which this proposal will serve the public convenience or welfare.

- The property fronts on US 421 S four-lane highway and the daily use of approximately 15 vehicles per day will produce a minimal impact on traffic volumes allowed
- The Chatham County Appearance Commission reviewed the proposed site plan on June 28, 2023 and believe the site will be developed with keeping rural character through landscaping and buffering
- The applicant held a community meeting on July 26, 2023. Three neighbors attended and had questions about visual impacts, property values, and general overall development timeline. No changes were recommended from this meeting
- All other aspects such as lighting, noise, and signage will comply with the requirements of the Zoning Ordinance

FINDING NO 5 – Adequate facilities, infrastructure, utilities

- Although public water is available, the property will be served by a septic system on-site. Both will require approximately 500 gpd
- The Watershed Ordinance allows for up to 36% built upon area (50% with an approved SNIA) the applicant states 74% will be kept undeveloped



Staff Comments

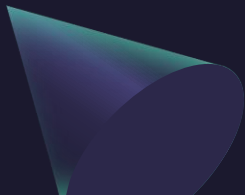
Staff has no additional comments or conditions to be added

Topic two

A legislative public hearing request for a Zoning Ordinance text amendment by citizen Dave Gaddis



What we know

- In September 2006, the BOC approved a text amendment to reduce the required acres for public and private camps and grounds within the zoned areas of the Haw River Township from 20 acres to 10 acres.
 - Public and private recreation camps and grounds are only allowed within the residential zoning districts pursuant to approval of special use permit..
 - Only one campground has been approved in that area as a result of that change
 - Due to the increase in development, especially industrial, county staff have received several inquiries regarding campgrounds and the 20 acres minimum has been a hindrance to those wanting to apply for a SUP
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Staff Comments

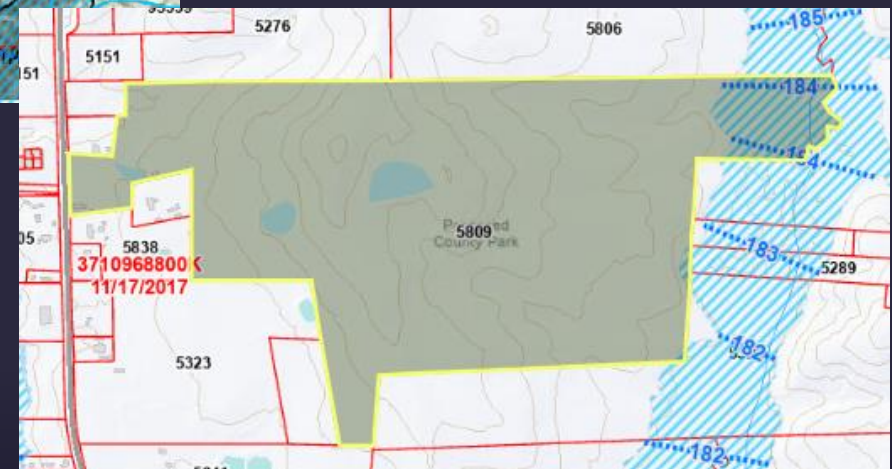
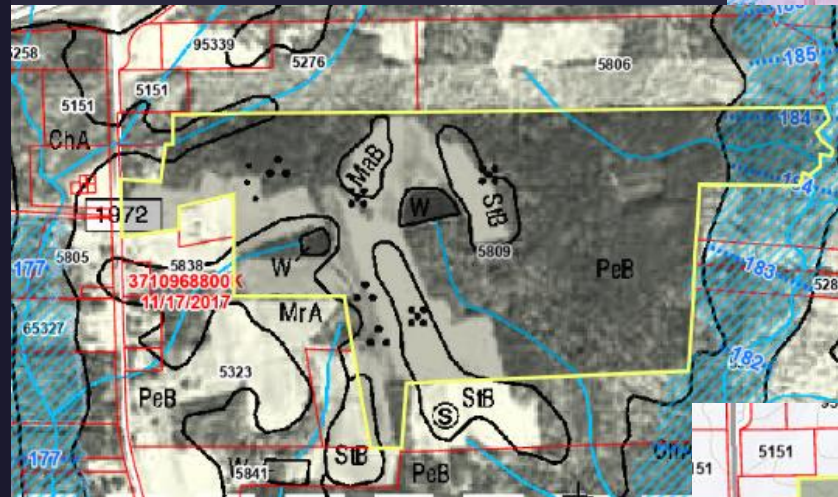
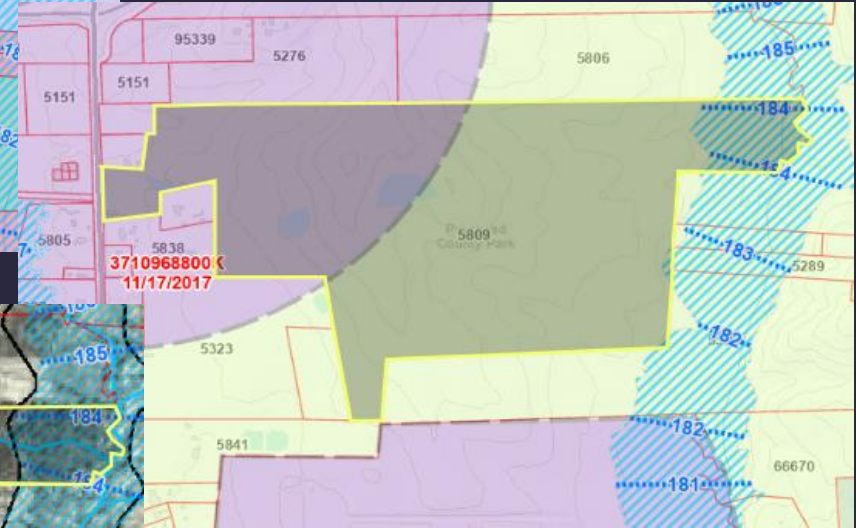
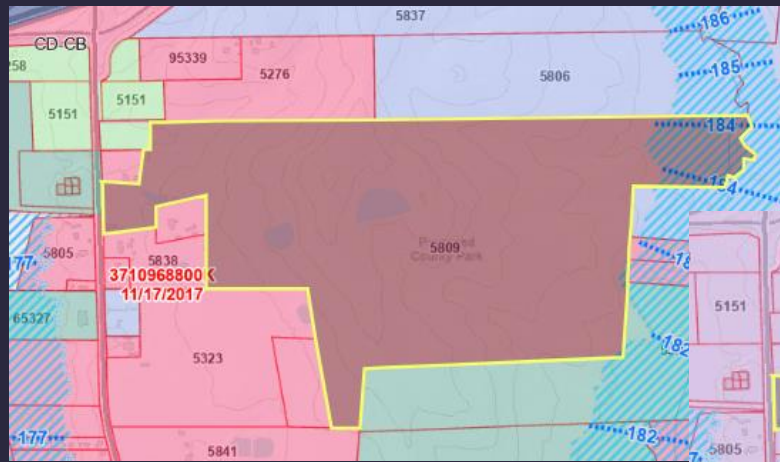
No other comments at this time

Topic three

A quasi-judicial SUP public hearing request by Chatham County Parks and Recreation for a new county park on Parcel 5809, being approximately 138 acres, located at 994 Pea Ridge Rd

What we know

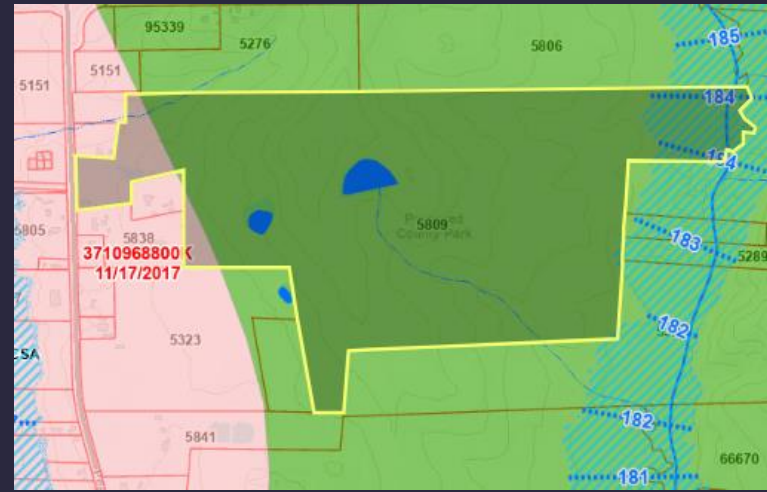
- Current zoning is R-I Residential
- Located partly within Employment Center and Rural nodes of the Comprehensive Land Use Plan
- NRCS/USGS maps shows several blueline water features on the property that will require buffering per current state or local regulations
- FEMA map 3710968800K, dated 11/17/2017, shows floodable area to the western section of the property



What we know

The property is located mostly within the WSIV-Protected Area watershed with a small portion within the RCSA at Pea Ridge Rd

The county purchased the property in 2011 with the intention of creating a park



Application Requirements

FINDING NO 1- Any errors in the Zoning Ordinance that would be remedied with this request.

- No error is being claimed in the ordinance.

FINDING NO 2- The requested SUP is either essential or desirable for the public convenience or welfare.

- A TIA was done for the Triangle Innovation project but park traffic was not included that time
- Projected traffic counts will be performed by a third party (PEF) and reviewed by NCDOT based on the new road alignment configurations already proposed.
 - A crash test for the Pea Ridge Road segment is under way
- The CCAC reviewed the proposed landscaping and site plan on July 26, 2023, and recommended some planting changes that have been incorporated into a revised site plan.
- All other development such as lighting, noise, signage, etc. will comply with the Ordinance regulations and obtain permits as required.



Application Requirements con't...

- FINDING NO 3- Amendment is either essential or desirable for public convenience or welfare:
 - The property was purchased from the Parker family in order to become the first county park in the Moncure area
 - The park will provide space for recreation, gatherings, festival events, food rodeos, picnic areas, wildlife observations, hiking and mountain bike trails, etc.
- FINDING NO 4- Proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof:
 - Chapter 2-pg 33, the park will be preserving over 138 acres of natural land and sensitive areas. Total acreage of county owned parks will increase from 435 to nearly 550 acres (pg 36). Pg 37, the park will incorporate edible plantings such as berries, pecan trees, fruits and nuts in an effort to educate and encourage residents on the benefits of eating healthy.
 - Chapter 3- Goals and Objectives-(pg 49) Parks and Protected Lands, the park will utilize passive and active recreational areas, preserving open space and rural atmosphere, streets will follow existing edge of wooded areas to preserve as much of the natural landscape as shown on the site plan
 - Chapter 4-Economic Development-Although the park is not a large employment center, it will provide for one full time park attendant and the opportunity during festivals, food truck rodeos, etc. for those vendors to be supported by the community and those attending the events.



Application Requirements con't...

- FINDING NO 5- Additional information in support of the amendment request is
 - County water will serve the property
 - All requirements for stormwater, wastewater, access roads, open space, and any other required facilities will comply with all local and state regulations and be permitted as required.



Staff Comments

No other comments at this time

Thank You

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