

# Viridian Holdings, LLC

## Conditional District – Neighborhood Business

Bradshaw Robinson Slawter & Rainer LLP

November 20, 2023

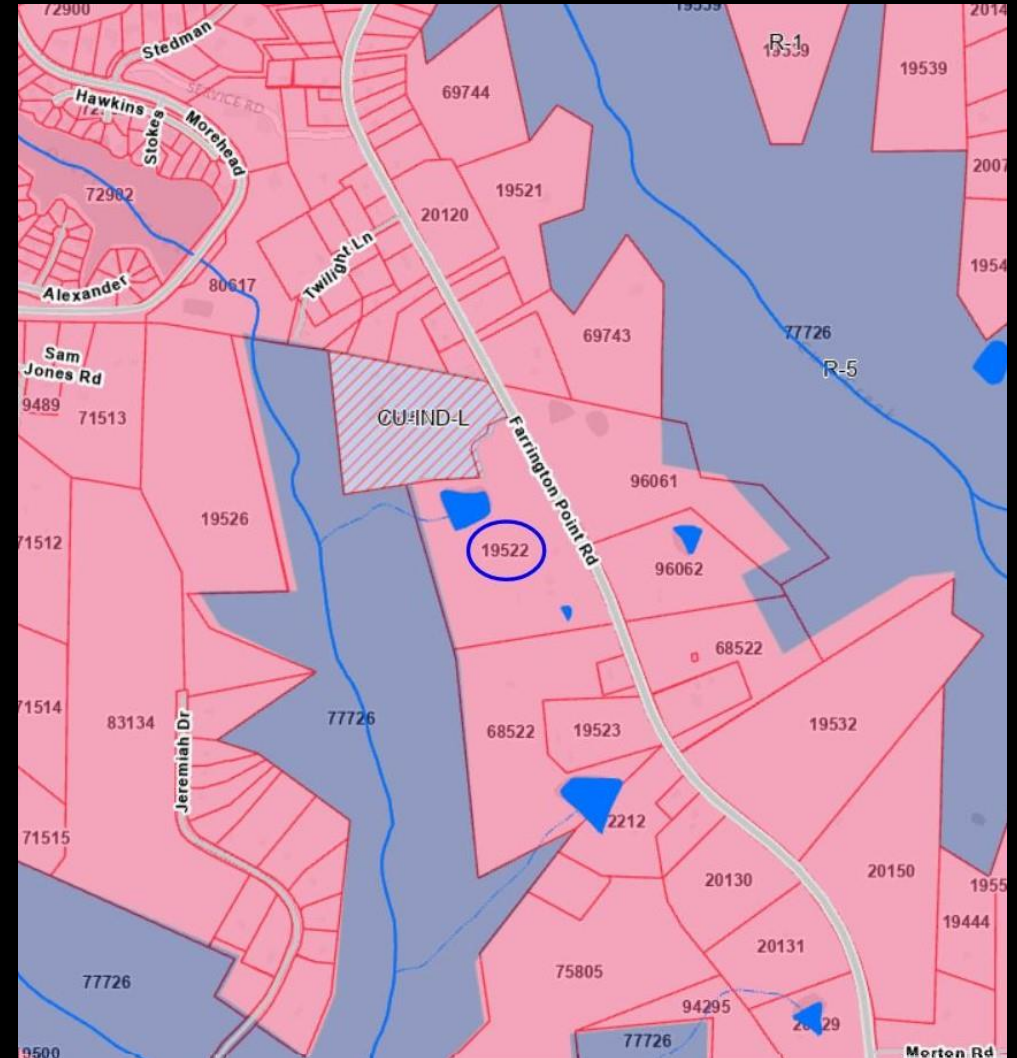
# Introduction

- Viridian Holdings, LLC is a Chatham-based business, owned and operated by Chatham County residents.
- Parcel 19522 is located on Farrington Point Road (S.R. 1008) in Chapel Hill.
  - +/- 21 acres
  - Convenient access to Jordan Lake boat ramps and campgrounds
- The Applicant is seeking a Conditional District – Neighborhood Business zoning amendment to transform this property from an old farm to a boat and RV storage facility with a park-like landscape that respects the rural character of the area.



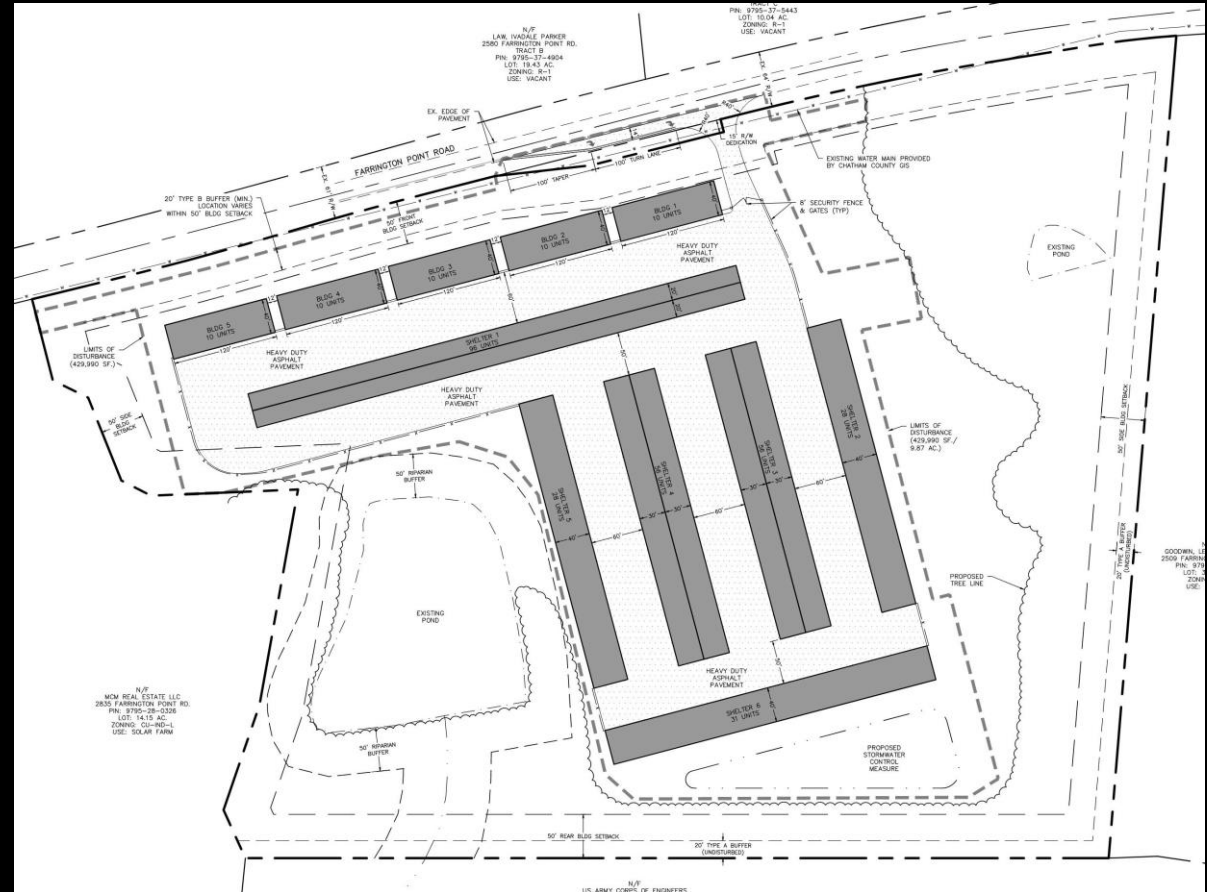
Conceptual rendering.

# Parcel 19522 – Farrington Point Road



# Site Plan Highlights

- 200' deceleration right-turn lane per NCDOT requirement
- Impervious Coverage – 32.1%
- Building Setbacks – 50' front, side, and rear
- Landscape Type and Setback – 20' Type B buffer within 50' building setback
- Native Trees and Plantings – Water oaks, red oaks, Sweetbay magnolias, American hollies, wax myrtles, and Shenandoah switch grass to name a few
- Number of Units – 345



# Finding 1 – Ordinance

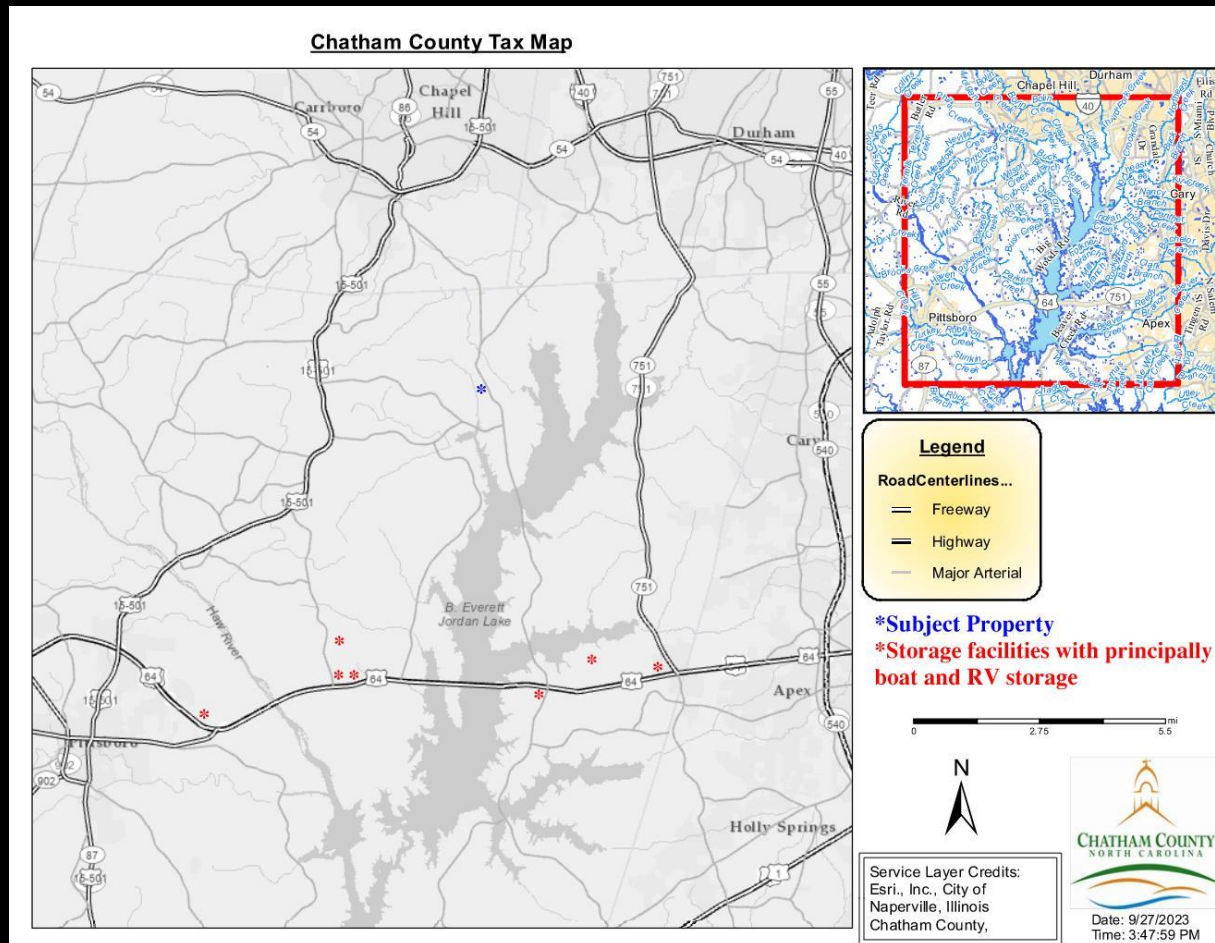
- There is no claim of error in the ordinance other than to conditionally rezone the property to Neighborhood Business (“CD-NB”) to allow for boat and RV storage, which are permitted uses in the Neighborhood Business zoning district.
- **The Applicant believes Finding 1 is met.**

# Finding 2 – Changed or Changing Circumstances

- Need and Desirability
  - In 2022, Jordan Lake was one of the most popular state parks in North Carolina with over 2 million visitors. Jordan Lake offers a variety of recreational amenities for the community including “camping, boating, and swimming opportunities.”
  - With this ever-growing demand for recreation comes a parallel demand for boat and RV storage. The overwhelming majority of new subdivisions are bound by restrictive covenants which prohibit boat, RV, and trailer parking; therefore, many boat and RV owners seek storage facilities for their vehicles year-round.



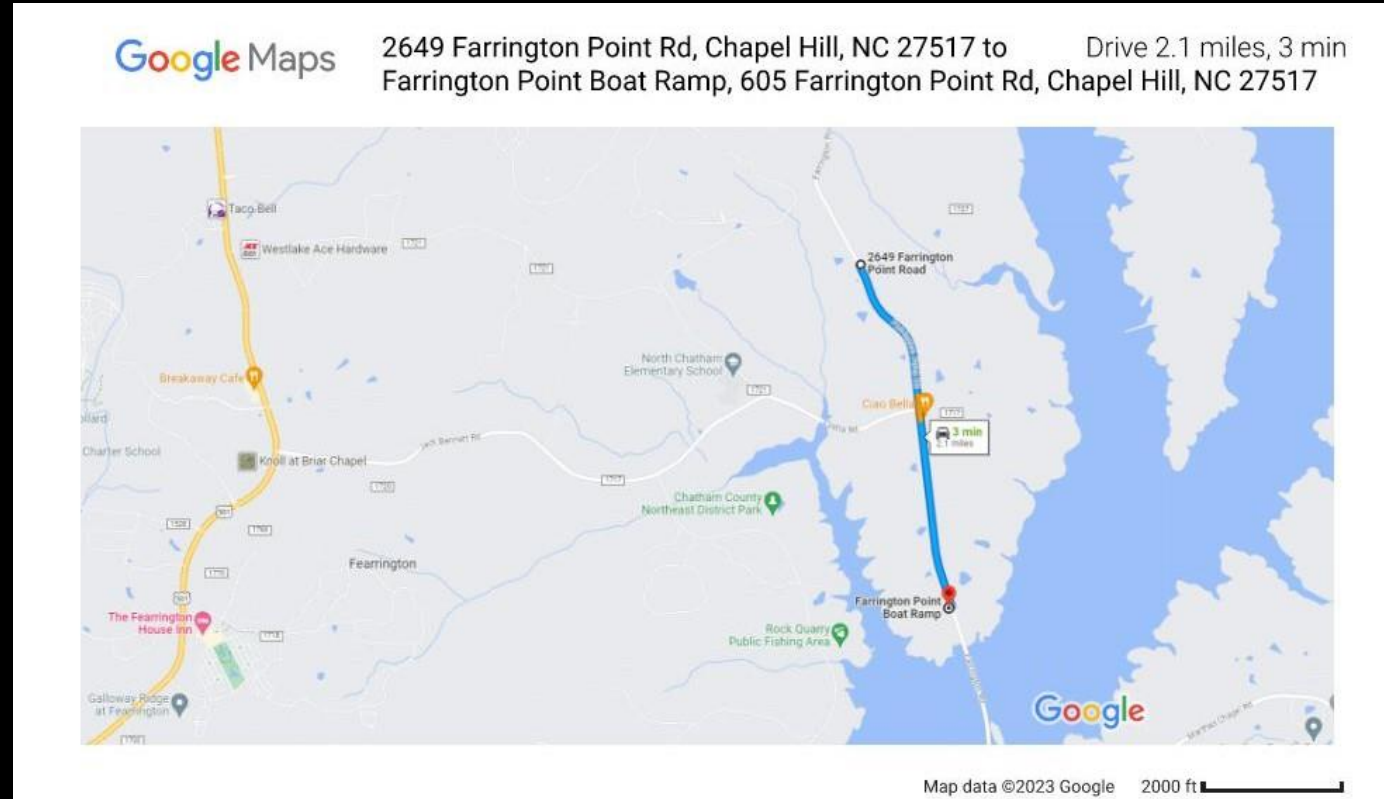
# Finding 2 – Changed or Changing Circumstances



- Survey of Similar Uses

- In Chatham County, many boat and RV storage facilities are located near Jordan Lake along U.S. Hwy 64. Based on the nature of these storage facilities, the availability of covered and uncovered units varies greatly and some facilities have a waitlist.
- Since a majority of boat and RV storage facilities in Chatham County are located on or near U.S. Hwy 64, the subject property is distinguished by its location on the northwestern side of Jordan Lake.

# Finding 2 – Changed or Changing Circumstances



The subject property is conveniently located within +/- 2 miles of boat ramps located on Farrington Point Road.



# Finding 2 – Changed or Changing Circumstances

- Public Provided Improvements – None required.
- Tax Considerations – The property will generate more tax revenue for the County as commercial property rather than residential property.
- **The Applicant believes Finding 2 is met.**

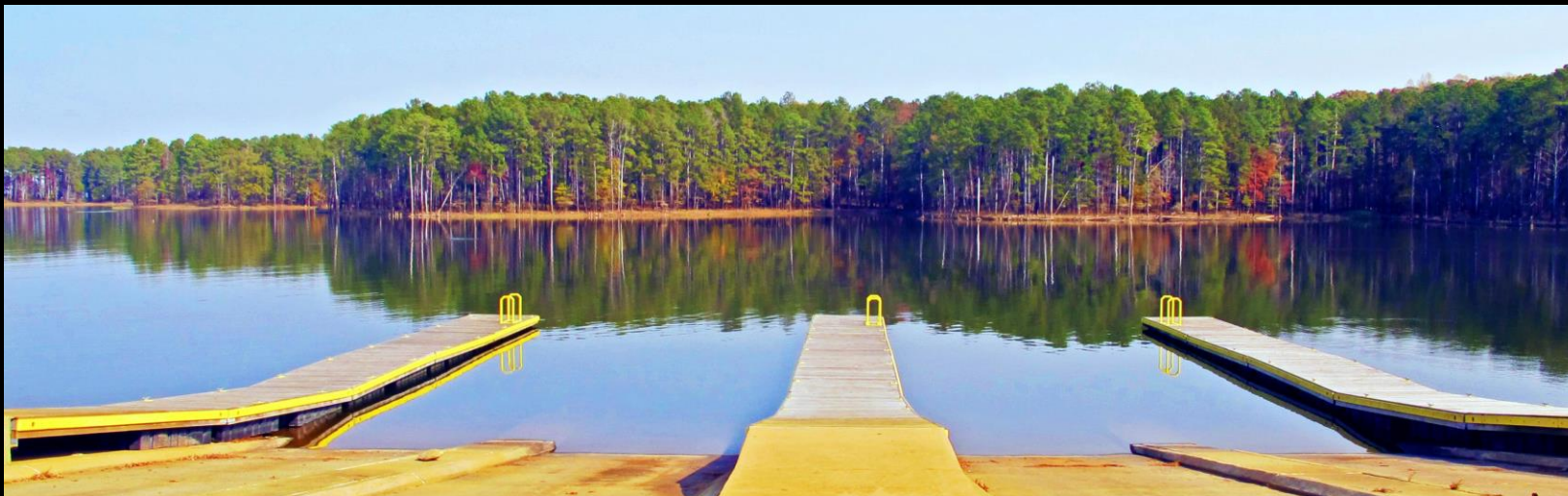
# Finding 3 – Comprehensive Land Use Plan

- Chapter Two

- We are in the “green heart” of North Carolina. Expanding accommodations supports recreational tourism and brings positive attention to Jordan Lake.

- Chapter Three

- Encourage the use and enjoyment of Jordan Lake
- County can reinvest the commercial tax revenue generated from this proposed rezoning into Chatham Parks and Recreation
- The Future Land Use Map designates this area as rural, but it is located about half a mile from a Village area. This property is immediately neighbors with Strata Solar, which is zoned CU-IL. Supporting services such as boat and RV storage will have minimal impacts on the neighboring properties.



# Finding 3 – Comprehensive Land Use Plan

- Chapter Four
  - Economic Development – This proposed rezoning will diversify the tax base and encourage tourism. It is consistent with local and state investment in Jordan Lake.
  - Land Use – The Applicant is sensitive to the rural landscape of the property. The buildings were designed with a rustic exterior and landscaping to mimic a state park. The Applicant intends to name the facility after its former owner to pay homage to the property's history and is working with the Historical Association to preserve some of the structures on the old farm.
  - Natural Resources – The proposed rezoning encourages the use and enjoyment of Jordan Lake.
  - Parks & Recreation – The proposed rezoning supports the County's goals of fostering a healthy community by providing a unique access point to Jordan Lake's numerous trails and open spaces.
- **The Applicant believes Finding 3 is met.**

# Finding 4 – Essential or Desirable for Public Convenience or Welfare

- Traffic
  - Bolton & Menk, Inc. performed a trip generation and traffic count report.
  - NCDOT turn lane requirement is already built into the site plan. The Applicant is dedicated to building a safe entry/exit.

**Table 1: Trip Generation Summary**

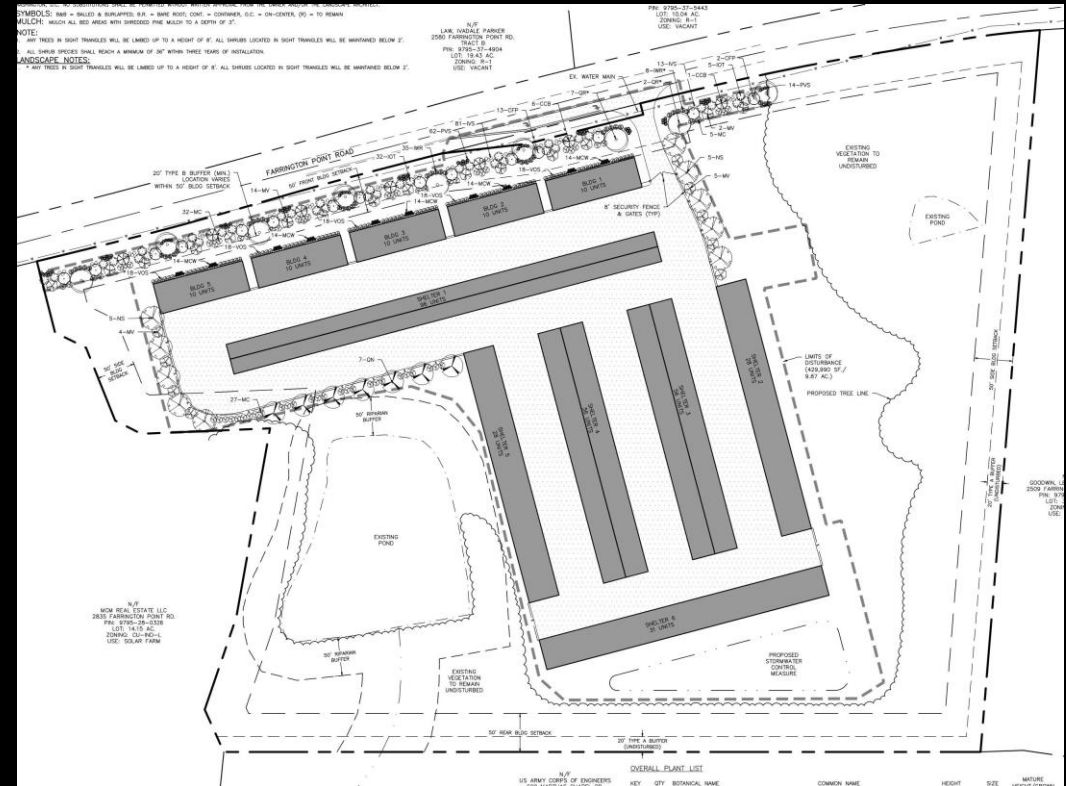
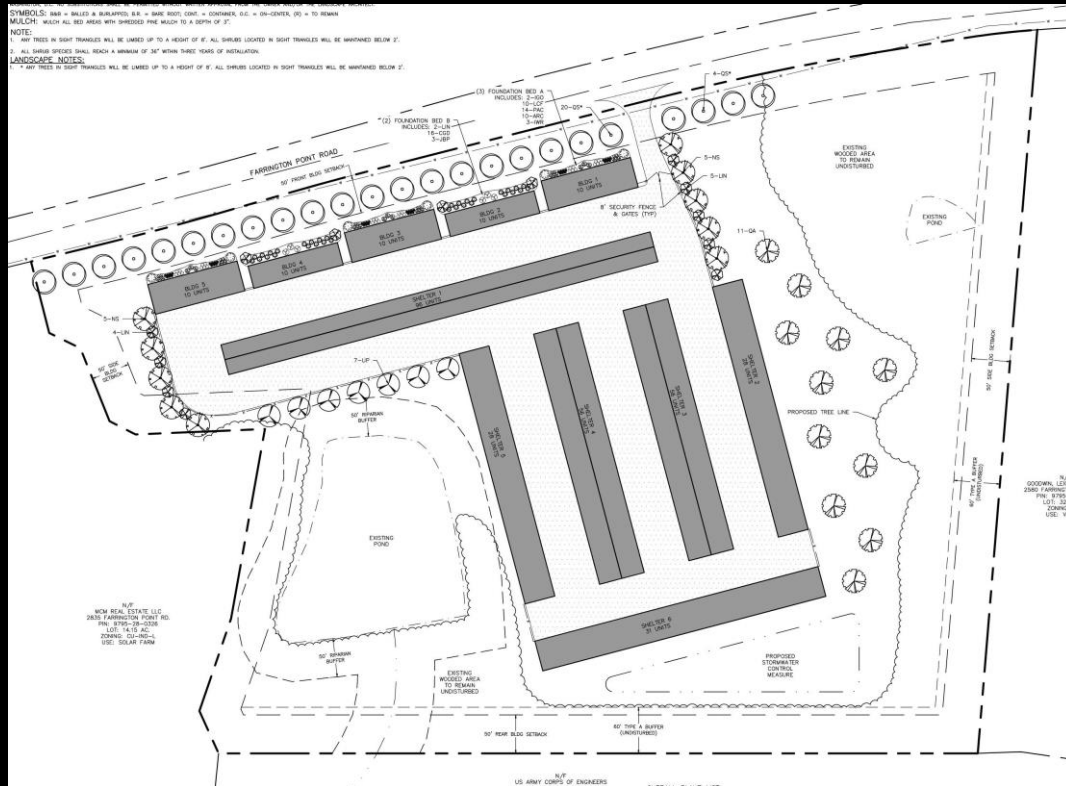
LAND USE (LUC)	INTENSITY	DAILY TRAFFIC (VPD)	WEEKDAY PM PEAK HOUR (VPH)		SATURDAY PEAK HOUR (VPH)	
			Entering	Exiting	Entering	Exiting
Mini-Warehouse (151)	345 storage spaces	61	4	5	5	4

As shown in **Table 1**, the proposed development is expected to generate approximately 61 daily trips on the roadway network during a typical 24-hour period. Of those daily trips, 9 trips (4 entering, 5 exiting) are expected to occur during the weekday PM peak hour and 9 trips (5 entering, 4 exiting) are expected to occur during the Saturday peak hour.

# Finding 4 – Essential or Desirable for Public Convenience or Welfare

- Visual Impact & Screening

- The image on the left is what we submitted to the Chatham County Appearance Commission. The image on the right is an alternative landscaping plan based on their feedback for more native plantings in an organic, free-flowing manner.



# Finding 4 – Essential or Desirable for Public Convenience or Welfare

- Lighting – All lighting will be full cutoff fixtures, downward facing. All lighting will be unobtrusive.
- Noise – None anticipated.
- Chemicals, Biological and Radioactive Agents – None anticipated.
- Signs – Entryway sign on building nearest the entry/exit gate as shown on the conceptual renderings.
- Emergency Services – None anticipated.
- Impact to Surrounding Land Values – None anticipated.
- **The Applicant believes Finding 4 is met.**

# Finding 5 – Other Circumstances, Factors, and Reasons

- Water Source and Requirements – Permitted and inspected well on site, however, **this proposed rezoning does not require a water source.**
- Wastewater Management – Permitted and inspected septic system on site, however, **this proposed rezoning does not require a septic system.** In the event one is required, the Applicant will seek appropriate permitting.
- Water/Sewer Impact Statement – **Currently no need for County water/septic.**
- Access Roads – Farrington Point Road (S.R. 1008).
- Stormwater Runoff – The site plan includes a Stormwater Control Measure area on the western side of the site and such measures will be planned as required by the County and NCDEQ.
- **The Applicant believes Finding 5 is met.**

# Proposed Condition

- The proposed rezoning be conditioned on approval of the permitted use as a boat and RV storage facility.



Conceptual rendering.



# Conclusion

Thank you for your time and consideration!

We are available to respond to any questions or comments.

[https://www.tripadvisor.com/LocationPhotoDirectLink-g29867-d136521-i99140096-Jordan\\_Lake\\_State\\_Recreation\\_Area-Apex\\_North\\_Carolina.html](https://www.tripadvisor.com/LocationPhotoDirectLink-g29867-d136521-i99140096-Jordan_Lake_State_Recreation_Area-Apex_North_Carolina.html)



<https://raleighparks.org/2017/07/28/jordan-lake-state-recreation-area-poplar-point-campground/>



<https://www.ncparks.gov/state-parks/jordan-lake-state-recreation-area>