

Date: Oct. 3rd, 2024
Project: Dollar General Pittsboro
Site Location: NC Hwy 87, Pittsboro, NC 27312

Developer: Glandon Forest Equity
Developer Address: 3825

Rezoning Application Additional Information Sheet:

Section A

1. Errors in the ordinance:
 - a. **There are no known errors in the existing ordinance that would be remediated by this zoning amendment if approved.**
2. Promotion to public welfare:
 - a. Need and Desirability
 - i. *Question : 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?*
 - ii. **Answer: The subject property is well suited for the proposed use, due to its proximity to residential houses, access and lack of household and grocery items in the area. This request will improve the present and future uses available to this neighborhood in that along with adding household and grocery items, it will spur additional businesses to the area that will also be helpful to the neighborhood.**
 - b. Survey of Similar Uses
 - i. *Question: 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?*
 - ii. **Answer: There are a few other similar uses in the area and this would add to the convenience for residents. It will provide the following:**
 - iii. **Accessibility to everyday essentials.**
 - iv. **Affordability to low priced goods helping families on a budget**
 - v. **Job Creation – creating local jobs and contributing to the community economy**
 - vi. **Convenience – store hours and variety of products would make it a convenient stop for residents**
 - vii. **Community Hub – it could foster a sense of community and social interaction among residents.**

c. *Public Provided Improvements*

- i. *Question: 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.*
- ii. **Answer: The county would not be required to provide any public improvements if this site were to be approved.**

3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) 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)
 - i. Issues and Opportunities
 - ii. **Answer: This facility will create an opportunity for employment for Chatham County residents, and provide access to consumer goods.**
- b. **CHAPTER THREE:** (begins on page 39)
 - i. Goals and Objectives
Answers
 - **This project preserves the rural character of Chatham County by installing a store architecturally designed in a “Country Store” architectural style.**
 - **This project follows compact growth patterns, project location is within a future Land Use Area Designated as a Crossroads community center.**
 - ii. Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined.
Answer : Land will be used as a general retail store in a crossroads community center area
- c. **CHAPTER FOUR:** (begins on page 51) The minimum strategies to address are the following. You may include others as you deem supportive of your application.
 - i. Economic Development (page 53)
Answer : Project will create employment opportunities – staff to be hired to operate store.
 - ii. Land Use (page 61)
Answers:
 1. **Site design has been prepared in a way to minimize the land area purchased and used for the retail store. There will be no excess land cleared or developed for this store, compressing the footprint of development to the maximum extent possible.**
 2. **Site is located in a crossroads community area. There is a commercial business directly to the south of the project parcel. Development in this style will create a “small community/small town” feel in this area.**

- iii. Natural Resources (page 103)
 1. **Permanent stormwater wetland will be installed to treat and attenuate stormwater runoff**
 2. **Clearing limits will be minimized to the extent possible to, existing trees will be preserved to the extent possible on the entire site.**
 3. **Energy management will be implemented for site lighting, lights to be turned down/turned off in parking areas between hours of 11 PM and 5 AM to increase energy efficiency.**
- iv. Parks and Recreation (page 117)
 1. **This project will have no negative impacts to any existing parks and rec centers.**
 2. **The project site is in a rural area with close proximities to greenways, natural trails, and blue ways located at Gum Springs(Greenway) and Chicken Bridge Rd (Canoe Access/Blueway). Residents of Chatham county visiting/hiking/canoeing/etc. in these existing natural resource areas will have closer access to everyday essentials and nutrition after this store is operational, increasing the well being of the community and reducing fossil fuel consumption by reducing travel distance from these natural area to other retail centers.**
4. **The requested amendment is either essential or desirable for the public convenience or welfare. (i.e tell how and for what purpose/s the amendment would provide to the county as a whole)**
 - 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?
 - i. **Projected Traffic Generated by the use – 677 Daily Trips**
 - ii. **Current Capacity of NC Hwy 87- 5,000 vehicles per day**
 - iii. **Type of Traffic – (Car/bus/truck)- Mainly passenger vehicles with occasional truck**
 - iv. **Peak Time – 4:00 PM – 6:00 PM**
 - v. **Speed Limit Changes – None Expected**
 - vi. **Roadway Modifications – Turning Lanes Will Are Anticipated to be required. Extend will likely include a “left in” turning lane to be added in the center of NC Hwy 87. Min 50’ storage with a 200’ deceleration length (this includes a 150’ taper). Final Turning Lane to be designed and approved by NCDOT prior to construction.**

- 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?
 - i. **Answer – A Type B Buffer will be provided on all property boundaries and along the existing road frontage of the project parcel.**
- 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?
 - i. **Site lighting is proposed. Please see the site lighting plan included with this submittal.**
- 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.
 - i. **Answer The Project will not have any outdoor sources for noise – no speakers or drive thru equipment. The Project will not generate outdoor noise through its operations.**
- 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 of? 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.
 - i. **Answer – N/A – this is a general retail use store.**
- 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.
 - i. **Answer Yes, there will be a Pylon sign at the road frontage**
 - ii. **There will be a storefront sign will be channel lettering.**
 - iii. **LIGHTING – Site lighting plan has been included in the submittal.**
 - iv. **Please see sign exhibits included with this submittal.**

5. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.** (i.e. watershed classification, impervious surface, utilities, infrastructure, etc.)
- a. Water Source and Requirements <Required>.
 - i. How much water will the use require?
 1. **260 Gallons Per Day**
 - ii. What is the source of the water (county water or private well)?
 1. **Private Well**
 - b. Wastewater Management <Required>.
 - i. What is the wastewater capacity needs for this use?
 1. **260 Gallons Per Day**
 - ii. Specify the treatment and disposal methods to be used.
 1. Private septic. (If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department)
 - c. Water/Sewer Impact Statement <Required>.
 - i. **Answer: This development will utilize a private well and septic system.**
 - 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.
 - i. **Answer: This site will have one access point to NC Hwy 87. NCDOT has preliminarily reviewed the proposed driveway location and has given a requirement of a left turn lane into the site. NCDOT Driveway permit will be obtained after rezoning approval. Please see attached email statement from NCDOT.**
 - 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.
 - i. **A stormwater wetland will be proposed to capture and treat the runoff from the 1” rainfall event.**
 - ii. **Attenuation volume will be provided in the stormwater wetland to ensure the site reduces the post development runoff rate to below the pre-development runoff rate of the 1, 2, 5, 10 and 25 year – 24 hour storm event.**
 - iii. **Full stormwater design will be included in the construction drawings after rezoning approval.**
 - iv. **Clean water diversions will be proposed on the perimeter of the site to bypass offsite stormwater.**
 - v. **Pre-Development Drainage patterns will not be altered. All site stormwater currently discharges to the north near the center of the site and will discharge to the same location in the post-development conditions.**