

Topic three

A legislative public hearing requested by Manns Chapel LLC & Circle K Stores Inc. to redevelop the existing store site and add one additional retail building. Includes Parcels 2642, 2641, 2652, 2564, 2563, 2542, and 2560

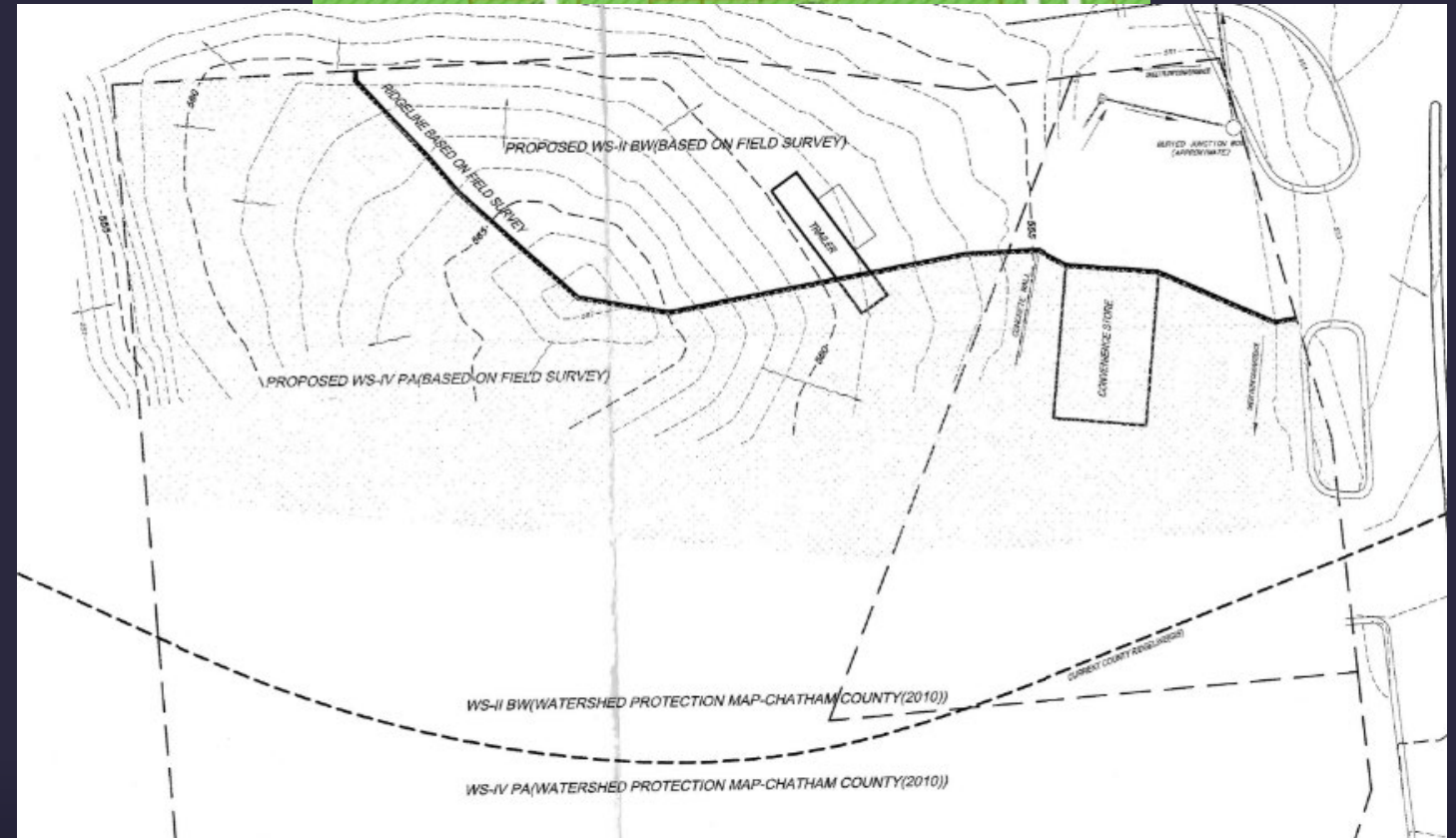
What we know

- Current zonings are B-I Business, R-I Residential, and CU-BI. All properties would fall under the new CD-NB zoning district if approved
- Located within the Neighborhood Center and Compact Community nodes of the Comprehensive Land Use Plan
- Is adjacent to the US 15/501 and Manns Chapel Rd
- Across the roadway from the Chatham Crossing shopping center (Lowes Food)
- NRCS/USGS maps shows one blueline water feature on the property.
- FEMA map 3710977600K, dated 11/17/2017, show no floodable areas on or near the parcel



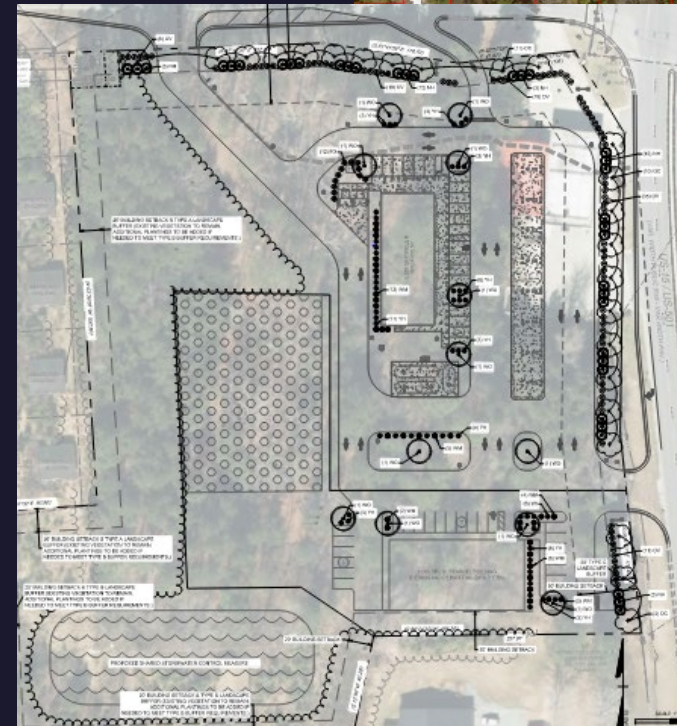
What we know

- Original watershed map shows a large portion of the property was located within the WSII-BW for University Lake and the remainder in the WSIV-PA Jordan Lake watershed.
- The revised map already presented in the earlier work session, shows the revised watershed map approved by the state and the Watershed Review Board. This map will be the official map going forward as it relates to impervious surface (BUA)



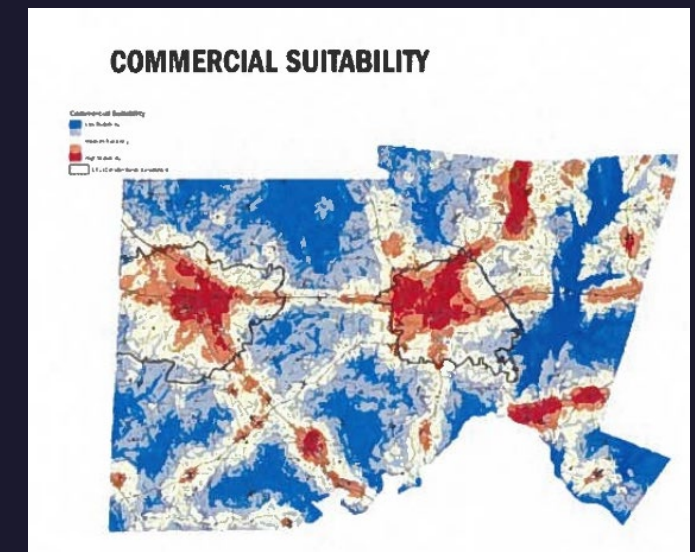
Application Requirements

- FINDING NO 1- No error is being claimed in the ordinance. This project would bring the redevelopment of the site to the new business zoning classifications.
- FINDING NO 2- Changed or changing conditions that make this request reasonably necessary:
 - The original parcel was deeded in 1951 and the property used for commercial activity since around 1960.
 - The convenience store is located on a very small .848 acre lot and when US 15-501 was four-laned, it further cramped the site and existing entrances were not very accommodating.
 - The redevelopment of the site will allow the store building to be located further back from US 15-501 and improved entrances approved by NCDOT.



Application Requirements con't...

- FINDING NO 3- Proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof:
 - Chapter 2 – Creating in-county jobs and maintaining retail sales within the county. This area is shown as one of the proposed locations for commercial suitability (pg 21-22).
 - Chapter 3 – Goals and Objectives- area is within the Neighborhood Center node of the land use plan
 - Chapter 4 – the re-development of the project will bring approximately 12-15 jobs (Economic development, p 53). This is an area within the planned growth designations per Land Use pg 62 and Strategy 2.1
- FINDING NO 4- Amendment is either essential or desirable for public convenience or welfare: The CCAC reviewed and approved the overall landscaping/screening plan for the re-development. Being able to move the store back from US 15-501 will greatly lend to the appearance of this intersection and create a safer moving environment.
- FINDING NO 5- Additional information in support of the amendment request is county water will be used, Aqua NC will continue to serve the store site for wastewater. The new out parcel will be managed by on-site septic system. Stormwater will meet all current required regulations and will be sized to accommodate all anticipated uses. All other regulations regarding lighting and signage will meet all current regulations.





Staff Comments

The applicant is proposing to reduce the overall impervious surface coverage by changing the amount of parking spaces from 1 space per 200 sf of gross floor area to 1 space per 300 sf of gross floor area. Planning staff and CCAC support this condition.



Thank You

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