



Rezoning and Special Use Permits

By: Chatham County Planning Department



Agenda

LEGISLATIVE PUBLIC HEARINGS:

1. CD rezoning request by Catalyst Capital Partners for a Mixed-Use district
2. CD rezoning request by Viridian Holdings LLC for a boat & RV storage facility
3. CD rezoning request by Walt Lewis for a boat & RV storage facility



Topic one

Legislative Public Hearing

Conditional District Mixed-Use (CD-MU) Rezoning

Request by Catalyst Capital Partners LLC to rezone
Parcels 2646 & 2647, located at 17755 & 17785 US 15-501
N for a mixed-use development to include apartments
with an amenity building and pool, and +/- 15,000 sf of
commercial space

What we know

- Currently R-2 Residential zoning
- Within the WSII-Balance of Watershed which limits impervious surface, built upon area to no more than 12%. There is a small portion in the NE corner that is within the WSIV-Protected Area watershed that allows up to 36% BUA
- FEMA Map 3710977600K, dated 11-17-2017 shows no floodable areas on the parcel
- NRCS and USGS show one blueline stream that goes to the existing pond on Parcel 2647
- The area of development is limited due to an old landfill area that was covered around or just prior to 2007 (GIS aerial from 2002)

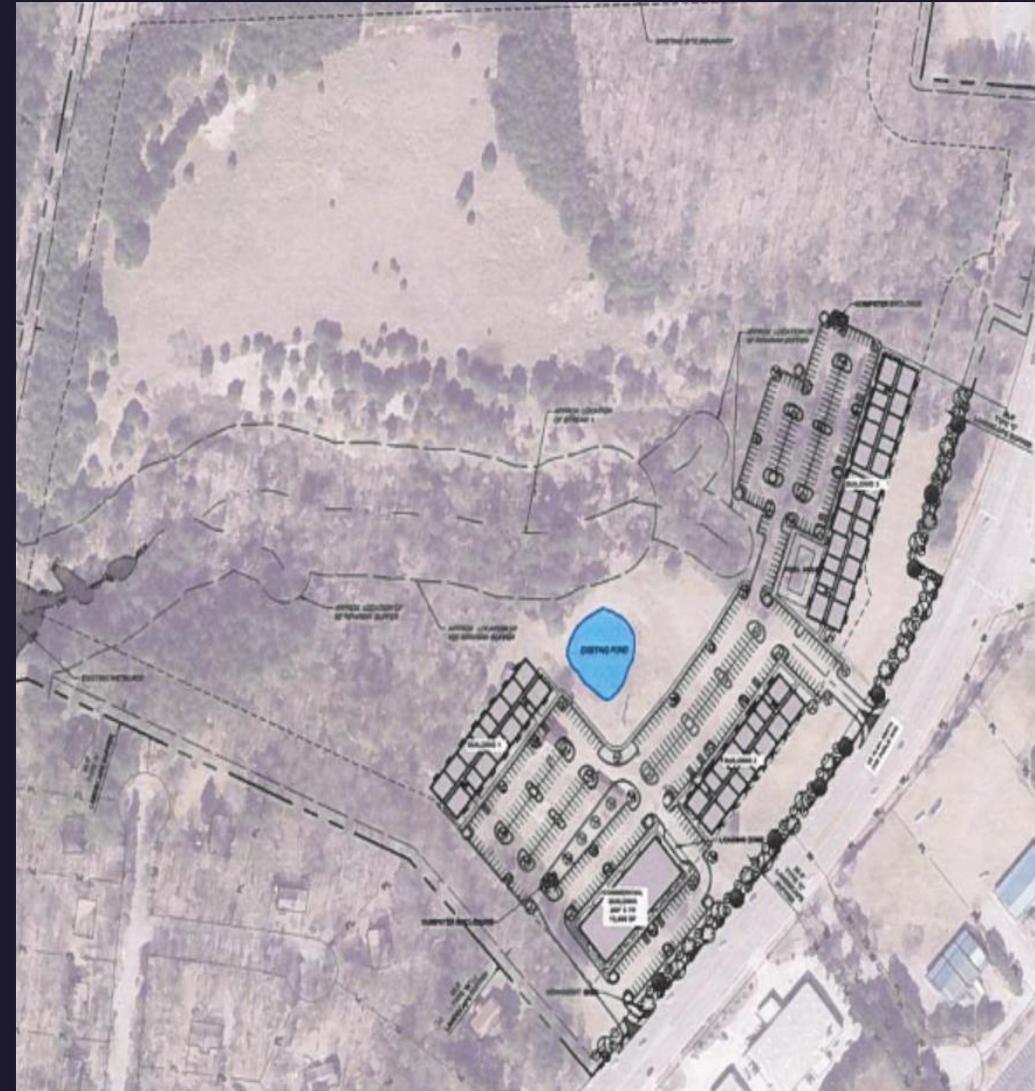


Application Requirements: Findings of fact

FINDING NO 1- Errors in the Zoning Ordinance: No errors in the Ordinance are being claimed. A revision to the current official Zoning Map, if approved, would reflect a new designation of CD-MU

FINDING NO 2- Changed or changing conditions which make this reasonably necessary to the promotion of the public health, safety and general welfare:

- Currently, there are no other mixed-use districts in the county's jurisdiction that allow for multi-family housing
- One apartment complex has been approved and constructed within the last two years located within the compact community of Briar Chapel
- The multi-family community will host about 20-25 full-time employees and the commercial space will employ approximately 20-25 employees
- More than 50% of this project will remain in open space keeping the developed area on US 15-501 with easy access to and from the site
- A multi-family development will produce approximately \$450,000 additional tax revenue dollars annually



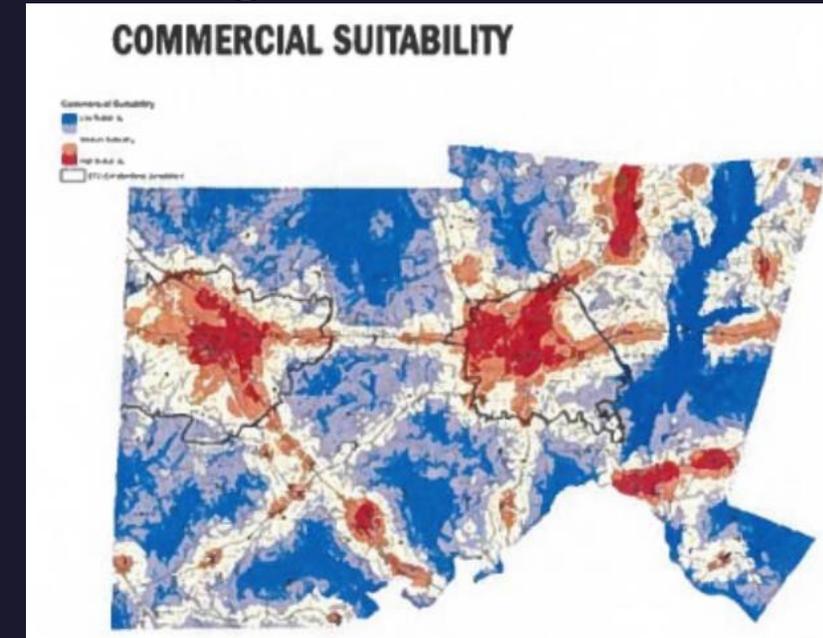
Application Requirements: Findings of fact

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

- Chapter 2 – Issues & Opportunities – pg. 18 Rural Character, approximately 52.5 acres of open space with about 7.1 acres in designated wetlands or riparian buffer areas help to maintain the rural character of the area. The orientation of the proposed buildings ensure that most of the property remains in rural character.
- Land Use Suitability, pg. 21-22, show on the map the area is best suited for commercial development. This area is also more urbanized than the other parts of the County.
- Chapter 3 – Goals & Objectives – pg 40-41, preserve open space. Pg 40,42, conserve natural resources by the creation of constructed wetlands for the wastewater system as approved by NCDEQ. Preserve and protect the ecosystem through green infrastructure with 100 ft perennial stream buffers and 50 ft riparian intermittent stream buffers, minimizing light pollution, and avoiding/minimizing landscape fragmentation with the use of native plantings.

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

- A TIA was completed and found that at buildout, the studied intersections will remain stable and well under capacity. No improvements are needed at the Manns Chapel Rd, Smith Level Rd, or Old Lystra Rd intersection per the report.



Application Requirements: Findings of fact

FINDING NO 4, continued

- The Chatham County Appearance Commission reviewed the site plan, landscape plan, parking, and signage location plans on August 23, 2023
- The applicant held a community meeting on July 25, 2023. Question revolved around traffic, total development footprint, the landscape buffer on the southern side of the development, types of commercial uses, parking, the old landfill area, and tax implications.
- Building setbacks from property lines will be a minimum of 100 ft as required for mixed-use developments. (Concept plan shown)
- There was a question about preserving the existing old milk barn and silo and the applicant had an engineer inspect and preserving nor moving is possible.
- FINDING NO 5 – All other circumstances, factors, and reasons offered in support of the request
 - County Water and private WWTP to be permitted through NCDEQ
 - Access directly from US 15-501 with a commercial driveway permit to be issued by NCDOT
 - All other required permits will be reviewed and submitted to all required departments





Staff Comments

The Technical Review Committee reviewed the request on November 15th and only one additional review is needed and that is with the mapped blue line stream noted on USGS maps. If a change is needed to include additional buffering, the applicant will submit a modified site plan.



Staff has no additional comments at this time.

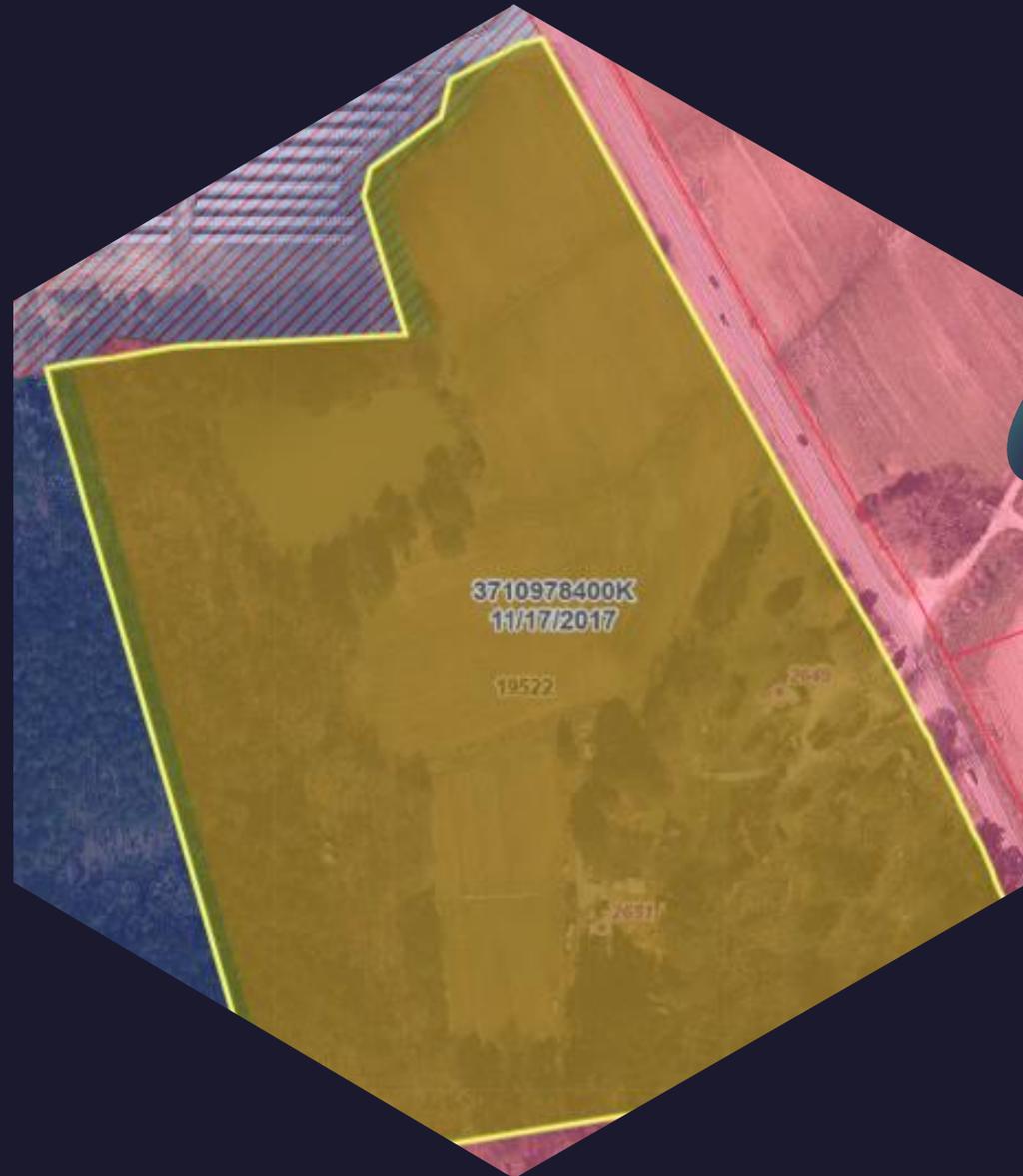


Topic two

A legislative CD-NB conditional district rezoning by Viridian Holdings, LLC for a boat & RV storage facility on Parcel 19522, located at 2649 Farrington Point Rd

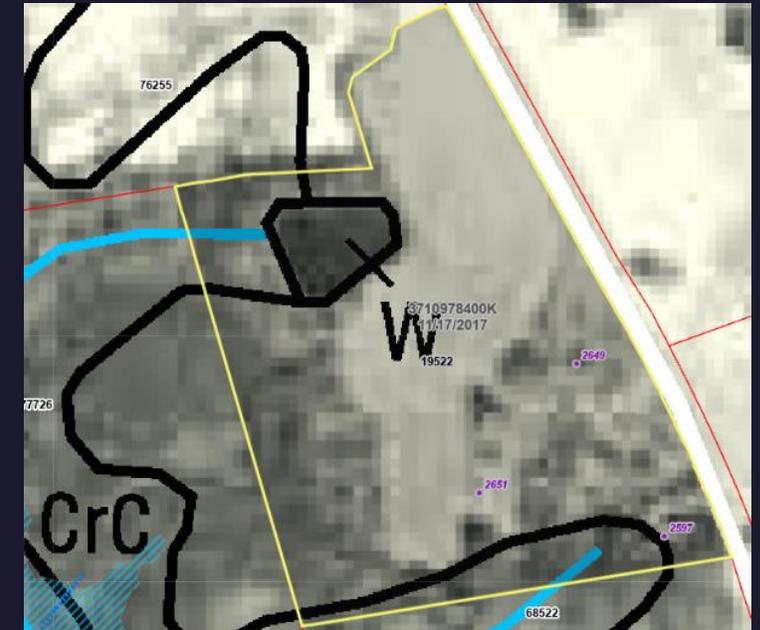
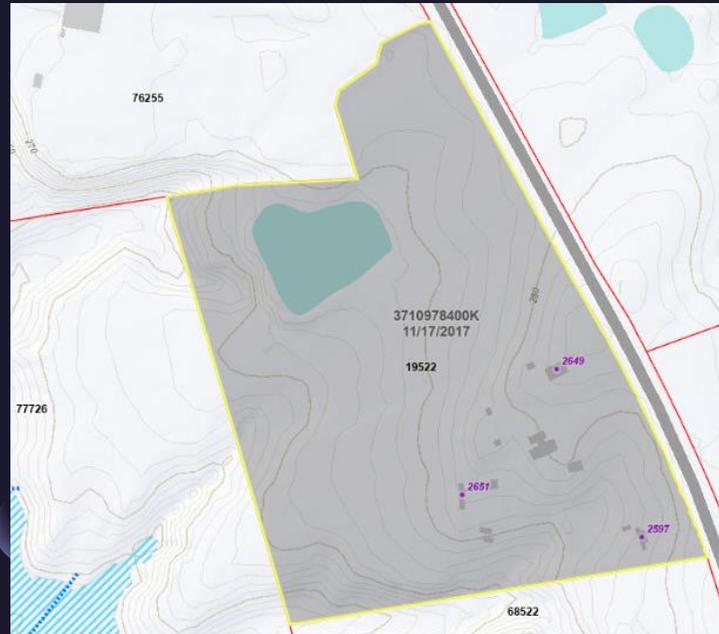
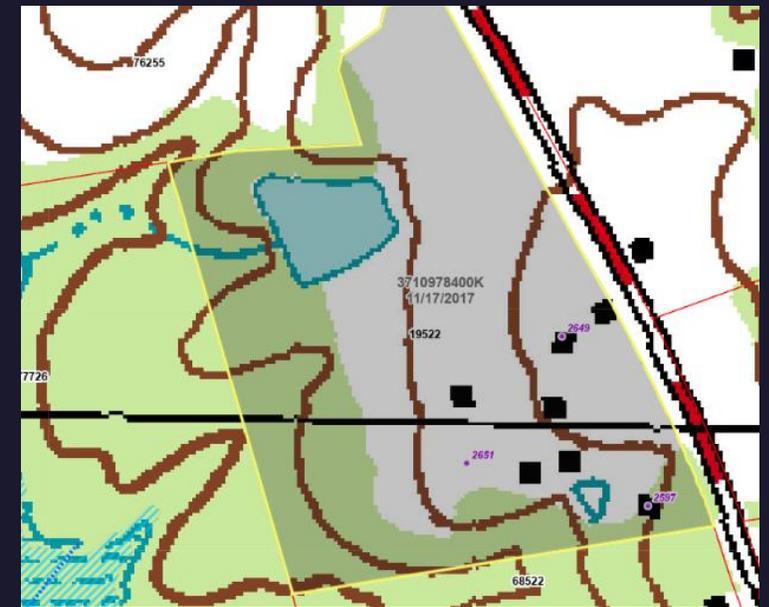
What we know

- Current zoning is R-1 Residential and under PUV with the tax office.
- This 21 acre tract was split out of the larger Parker farm which extended across Farrington Point Rd.
- Existing are several farm buildings, an abandoned mobile home and a single-family dwelling built approximately 1900 that is abandoned. Applicant is dedicated to naming the facility Red's Storage in honoring of the contributions made over the years by the Parker family. There was a discussion with the Historical Association in October 2023 and the applicant states preservation of as much of the history and charm is to be preserved. It is not clear how that will happen.



What we know

- The parcel is located next to the existing Strata Solar farm and plans to see if possible solar service can be extended to this facility.
- Property is located within the WSIV-Protected area watershed for Jordan Lake. Impervious surface is limited to 36% without curb and gutter, 24% with curb and gutter. 32.1% is being proposed.
- USGS & NRCS show two ponds, one of which is fed by a blueline mapped stream that will require buffers as per the Watershed Protection Ordinance.
- FEMA map 3710978400K, dated 11/17/2017 shows no floodable areas on the parcel.

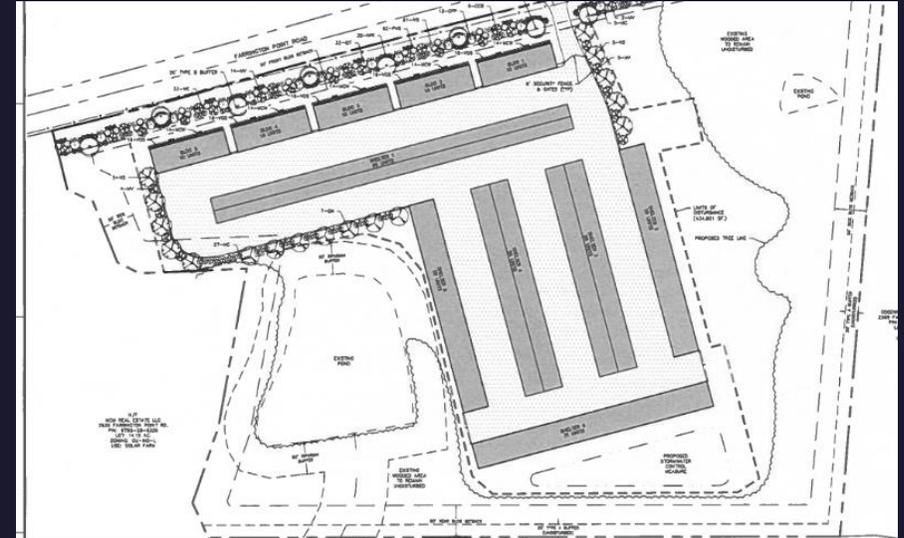


Application Requirements: Findings of fact

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 reasonably necessary to the promotion of the public health, safety and general welfare:

1. A survey of similar uses was provided in the application documents. Noted were the number of major subdivisions approved or going through the process as the County continues to grow, that have restrictive covenants that do not allow this type of storage on the small lots being designed. Only one development incorporated a storage area for the residents only and that's The Preserve at Jordan Lake located on Big Woods Rd.
2. Storage facilities near this location have noted no existing covered space is available. Being near Jordan Lake with an average visitation of 2 million people per year, keeps this area enticing for this type of development. This location is approximately 2 miles from the boat ramp on Farrington Point Rd.
3. Tax base will increase for commercial occupancy and tax revenue for the boats and RVs as well that will be stored there. One permanent and one part-time employment position will be created to open the facility. The majority of booking will be done through online services.



Application Requirements: Findings of fact

FINDING NO 3 – The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

- Chapter Two – Issues and Opportunities

- Recreational uses and tourism are strongly encouraged throughout the county and Jordan Lake draws millions of people each year. Having storage facilities near the lake and boat ramps helps to keep them off the main highways.

- Chapter Three – Goals and Objectives

- Goal 4 is supported by diversifying the tax base
- Goal 6 is supported by allowing more access to recreational opportunities and access to open space with a specific draw to Jordan Lake
- The Land Use Plan map shows this area within the Rural node which does allow for supporting neighborhood and community non-residential with the approval of rezonings. This property is ½ miles from a noted Crossroads Community node to the south and a Compact Residential node to the north. Both of those nodes also encourage compact residential with smaller lots which generally cannot support the storing of these types of recreational vehicles.

- Chapter Four – Economic Development

- ED Policy 6 states that the County should support new businesses that diversify the local economy and capitalize on the unique assets of the county. This is use brings little to no noise and traffic is minimal.
- The County 2023-2024 budget includes plans to reinvest in Jordan lake with the consideration of a shared western intake and water plant which has been submitted for rezoning to be reviewed at the January BOC meeting. The parks and rec department have also dedicated approximately \$1.5 million worth of capital improvement to Jordan Lake. This will hopefully draw even more people to come visit the lake and surrounding economically viable areas of the county.



Application Requirements: Findings of fact

FINDING NO 4 – The requested amendment is either essential or desirable for the public convenience or welfare.

- Low traffic generator and noise significant increase in noise
- Visual screening designed to foster the rural character of the area and the landscape
- Lighting will meet full-cutoff fixtures and downward facing.

FINDING NO 5 – All other circumstances, factors and reason which the applicant offers in support of the proposed amendment

- There will be no washing of boats or RVs permitted on the property
- There will be no RV dumping stations
- Any existing wells or septic systems will be abandoned and if any new services are required, all required permitting will be obtained.



Staff Comments

No other comments at this time

Topic three

Legislative public hearing by Walt Lewis to rezone
Parcels 88772 and 17696 from R-1 Residential to
Conditional District Neighborhood Business (CD-
NB) for a covered boat & RV storage facility

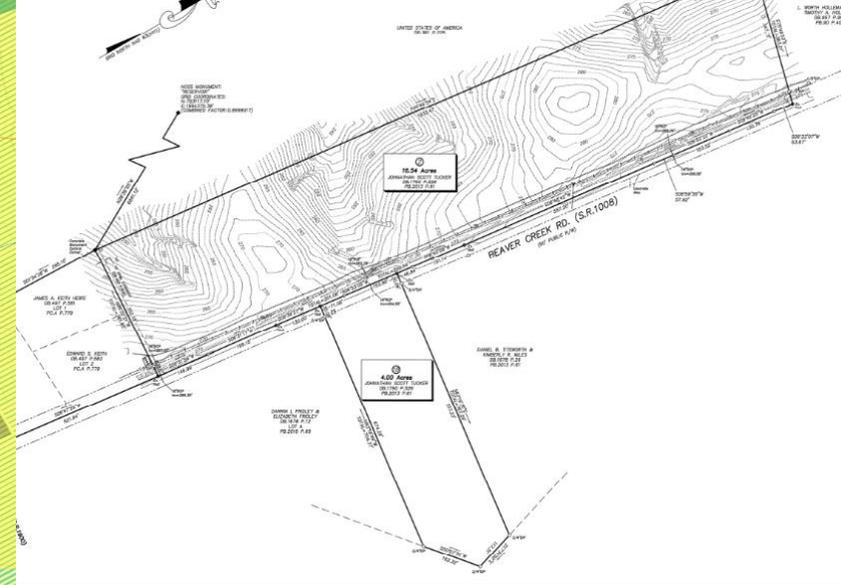


What we know

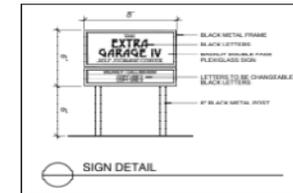
- Current zoning is R-I Residential
- Located partly within a Rural designation area of the Comprehensive Land Use Plan
- NRCS/USGS maps shows no blueline water features on the property that will require buffering per current state or local regulations
- FEMA map 3710978000K, dated 11/17/2017, shows no floodable areas

What we know

The property is located within the WSIV-Critical Area watershed with allows for up to 24% impervious surface (BUA) which is why the additional Parcel 17696 has been added for rezoning to offset what will be needed to comply. This parcel cannot be developed and will be deed restricted as the BUA offset for Parcel 88772.



Attachment 2 - Proposed Site Plan



SITE DATA

EXISTING ZONING	R-1
PROPOSED ZONING	CD-NB (NEIGHBORHOOD BUSINESS)
CHATHAM COUNTY PARCEL #'S (AKPAR)	88772, 17696
CHATHAM COUNTY PINS	9791-78-9148, 9791-87-4664
USE: BUILDING WILL BE USED FOR STORAGE OF RECREATIONAL VEHICLES AND BOATS	
TOTAL STORAGE UNITS PROPOSED	198 UNITS
TOTAL SITE AREA	894,722 S.F. (20.54 AC.)
AREA IN EXISTING R.O.W.	62,290 S.F. (1.43 AC.)
NET SITE AREA	832,432 S.F. (19.11 AC.)
IMPERVIOUS SURFACE ALLOWED	199,783.6 S.F. (24%)
BUILDING AREA	93,564 S.F.
GRAVEL AREA	98,810 S.F.
PAVED DRIVEWAYS	4,136 S.F.
40X50 SPECIAL STORAGE	2,000 S.F.
TOTAL	198,510 S.F. (23.8)

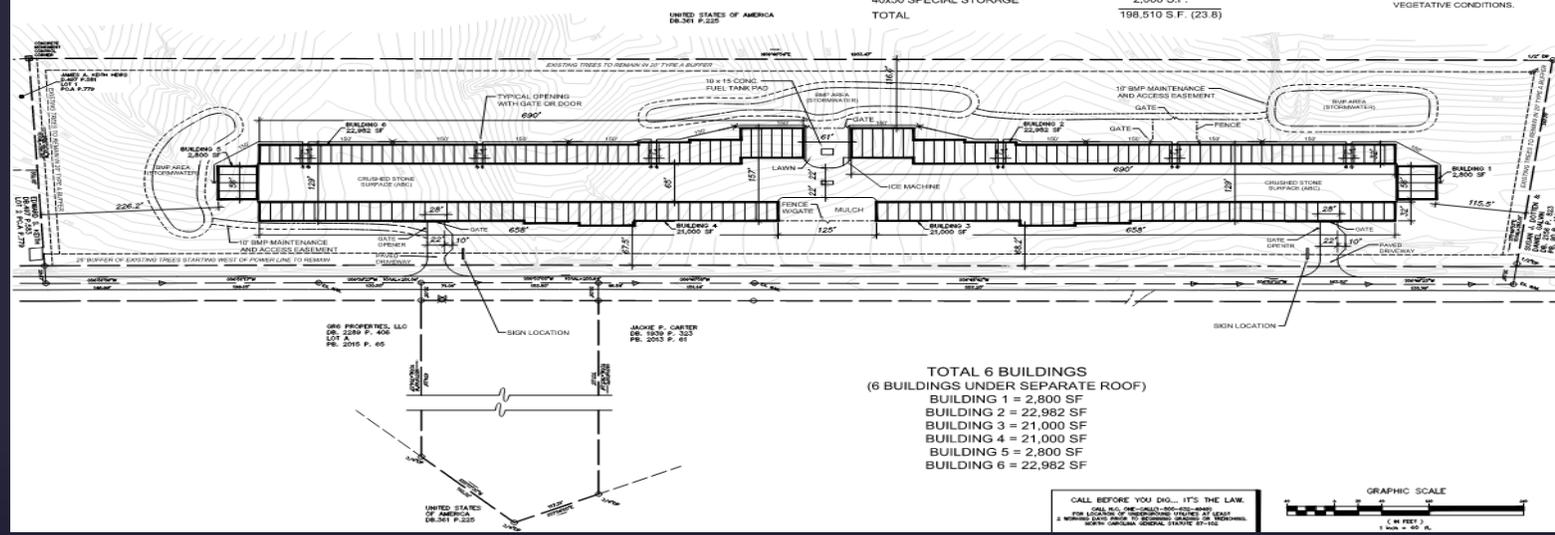
BASED ON PLANS DATED 02/05/2016, PREVIOUSLY PROVIDED BY

JERRY TURNER & ASSOCIATES, INC.
 Landscape Architecture
 Land Planning
 Environmental Design

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 Raleigh, North Carolina 27606
 (919) 851-7550 Fax: (919) 851-7547

277 S.E. 9th Avenue
 Delray Beach, Florida 33483
 (561) 278-0653 Fax: (561) 272-7590

CHANGES MADE TO REFLECT EXISTING VEGETATIVE CONDITIONS.



TOTAL 6 BUILDINGS
 (6 BUILDINGS UNDER SEPARATE ROOF)

- BUILDING 1 = 2,800 SF
- BUILDING 2 = 22,982 SF
- BUILDING 3 = 21,000 SF
- BUILDING 4 = 21,000 SF
- BUILDING 5 = 2,800 SF
- BUILDING 6 = 22,982 SF

CALL BEFORE YOU DIG... IT'S THE LAW.
 FOR A LISTING OF UTILITIES CALL 811 OR VISIT WWW.811FLORIDA.COM

GRAPHIC SCALE
 1" = 50'

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 changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare

- The CCAC reviewed the proposed landscaping and site plan on December 14, 2022, and recommended some planting changes that have been incorporated into a revised site plan. They were very pleased with the appearance and effort being put in to keep a “rural” feel the property.
- The community meeting was held on October 9, 2022. Nine people attended. Concerns mentioned were:
 - Aesthetics of the property (i.e. landscaping, lighting, access, size of the facility)
 - Traffic during peak boating and camping seasons
 - Safety of providing gasoline service within the facility
- All other development such as lighting, which will all be internal to the facility, noise, signage, etc. will comply with the Ordinance regulations and obtain permits as required.
- The applicant applied for this rezoning back in 2016 and was subsequently denied due to concerns from the public, the size of the facility on one parcel and possible ground water issues that could be compromised with the large development, and traffic.

Application Requirements con't...

- FINDING NO 3-The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.
 - Pg 42, Goal 6 encourages the support of tourism by providing expansion of recreational opportunities. This facility will assist those traveling to Jordan Lake and Poplar Point campgrounds which borders the entire western side of the parcel.
 - Pg 57, ED Policy 6 encourages supporting the local economy on the unique assets of the County
 - Pg 58, Strategy 3 supports businesses that increase tourism and recreational opportunities by promoting sustainable experiences. There are several other businesses already located on Beaver Creek Road.
 - Goal 4, pgs 40-41 promotes a diversified tax base and reducing the dependence on residential property taxes.
- FINDING NO 4- The request is either essential or desirable for the public convenience or welfare. The applicant states there are 13 boat & RV storage facilities around or near Jordan and Harris Lakes, three of which are owned and operated by the applicant. All facilities are currently at capacity.
 - Continued residential growth in these areas create continued demand for these types of services and do not add any additional strain on the area as far as traffic, septic systems, noise, etc. as could be seen with a new residential subdivision or commercial/retail project.
 - By offering refueling onsite, traffic congestion at nearby gas stations will be minimized

Application Requirements con't...

- FINDING NO 5-All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.
 - Use will not require water or sewer. The property will not perc therefore any uses, including residential, could not be done because it will not support a septic system which would be required for most any other type of use.
 - There is a fire hydrant within 150 feet of the property
 - NCDOT has approved two access entrance drives.





Staff Comments

Staff has received five letters of support, two of which are nearby residents to the proposed facility



Thank You

Angela Plummer, CZO/Zoning Administrator

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www.chathamcountync.gov/planning

