

CAROLINA HOUSE
EATING DISORDER RESIDENTIAL TREATMENT CENTER



REQUEST FOR APPROVAL OF A +/- 6.38 ACRE
OFFICE/INSTITUTIONAL CONDITIONAL ZONING DISTRICT
SECTION 5 CHATHAM COUNTY ZONING ORDINANCE

SUBMITTAL DATE: OCTOBER 2, 2020

APPLICANT: CRC ED TREATMENT, LLC

OWNERS OF THE REAL PROPERTY:

DAVID AND WANDA HUTSON



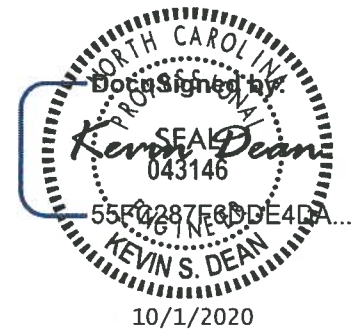
MEMORANDUM

To: Mr. Keith Thompson
Acadia Healthcare Company, Inc.

From: Kevin Dean, P.E.
Kimley-Horn

Date: October 1, 2020

Subject: Carolina House Rezoning - Chatham County, NC - Preliminary Transportation Assessment



Kimley-Horn has performed a transportation assessment in conjunction with the proposed rezoning of the property at 7990 NC Highway 751 to accommodate an expansion of the Carolina House in-patient treatment center in Chatham County, North Carolina. The site is currently occupied by one single-family home with access onto NC 751 and is adjacent to the existing Carolina House on Lassiter Homestead Road. As currently envisioned, the rezoning would allow for repurposing of the existing dwelling to accommodate 8 patient beds and a maximum of two staff members (in addition to the existing facility), with additional site access provided onto Lassiter Homestead Road. While multimodal cross-access is proposed with the existing Carolina House facility, no vehicular cross-access will be provided.

Based on discussions with the applicant, typical site operations do not generate a significant volume of traffic. While 25 parking spaces will be provided to meet County requirements, the 8 patients only enter and exit the site for intake and discharge and do not make regular trips while receiving care. Additionally, there are two staff members on-site providing continuous care, with limited other staff entering and exiting the site in shifts to provide additional care and support.

This report presents traffic analyses, including site trip generation and roadway capacity evaluations, as well as other transportation-related findings.

Site Trip Generation

Daily and weekday AM (7-9am) and PM (4-6pm) peak hour site trip generation was calculated based on rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017). Based on a review of available land use categories provided by ITE, the "Nursing Home" land use (Land Use Code 620) was found most-applicable for these calculations. The trip generation for an 8-bed facility is summarized in Table 1 below, and trip generation calculations are also attached.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM		PM	
		In	Out	In	Out	In	Out
Nursing Home (LUC 620)	8 beds	12	12	1	1	1	2

As shown in Table 1, ITE indicates that an 8-bed facility is expected to generate approximately 24 new daily trips on a typical weekday, with 2 new AM peak hour trips and 3 new PM peak hour trips.

As noted previously, it is also expected that 25 total parking spaces will be provided on-site. Even if it were assumed that 100% parking space turnover occurs in the AM and PM peak hours, which is extremely conservative and highly unlikely given typical facility operations, the project still would not be expected to generate a significant volume of site traffic. Given the minor volume of daily and peak hour site traffic expected to be generated by this project, no improvements are recommended to be performed by this development.

NC 751 Capacity Review

The NCDOT Transportation Planning Branch (TPB) has established Level of Service (LOS) D Standards for roadways based on facility types to identify volume thresholds for acceptable operations. NC 751, which would be best-classified as a "rural two-lane highway" with 10-foot lanes from the provided facility types list, is estimated to have a capacity of approximately 11,800 vehicles per day (vpd) per NCDOT TPB standards. Based on a review of applicable transportation plans, no changes are proposed to the roadway segment of NC 751 in the vicinity of the project.

NCDOT reported a 2018 ADT volume of 8,900 vpd on NC 751 north of Lassiter Homestead Road, with historic traffic growth rates of approximately 2% since 2010 and 5% since 2015. If a conservative 5% annual growth rate is applied up to 2020, existing year ADT volumes are estimated to be 9,800 vpd.

If a 5% annual growth rate was assumed to continue on NC 751 through project build-out in 2021, and daily project site trips are added, build-out volumes along NC 751 are anticipated to be less than 10,500 vpd. As daily volumes along NC 751 are expected to be below capacity at project build-out even using very conservative assumptions for volume development, and given the very minor impact of project traffic on the corridor, no improvements are recommended to be performed as part of this project based on this daily capacity analysis.

Crash Data Review

The NCDOT Highway Safety Improvement Program (HSIP) identifies intersections and roadway segments across the state with crash histories or patterns that meet established safety warrants and, where appropriate, develops projects to address those conditions. Based on a review of the NCDOT HSIP website, neither the intersection of NC 751 at Lassiter Homestead Road nor portions of NC 751 within one mile of the site met crash warrants between 2016 and 2020. There is no reason to expect that traffic associated with this development will increase crash rates in the study area, and no roadway improvements are recommended based on this review.

Conclusion

Given the low traffic volumes expected to be generated by the proposed rezoning, no roadway improvements should be required, and no further traffic analysis should be needed for this development. Additionally, based on the data summarized in this assessment, there is no evidence that, from the perspective of traffic safety, the proposed facility would materially endanger public safety.

Should you have any questions or comments, please do not hesitate to contact me at (919) 678-4185 or kevin.dean@kimley-horn.com.

Carolina House Expansion (7990 NC Highway 751, Chatham County, NC)

Table 1 - Trip Generation

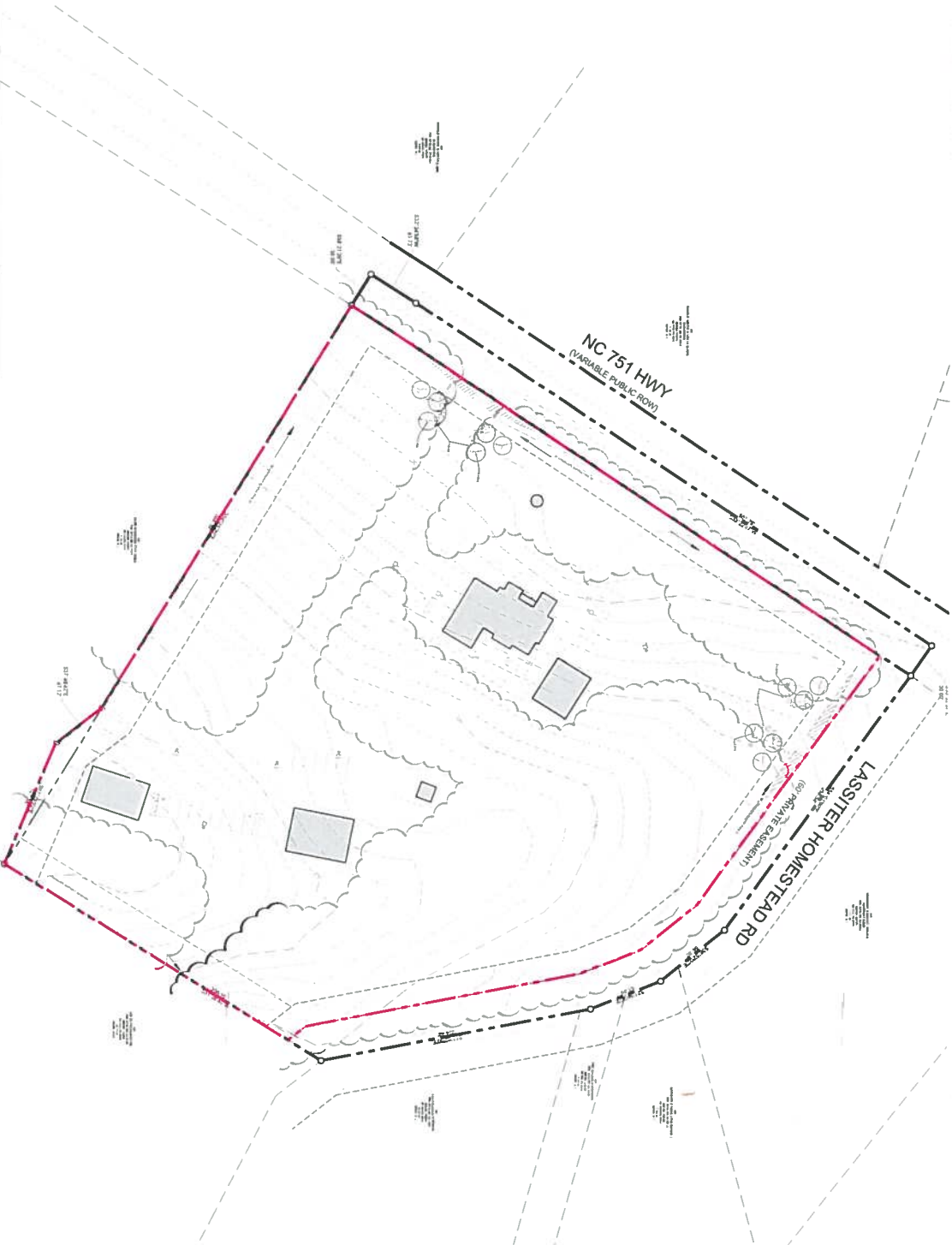
Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
620 Nursing Home	8 beds	24	12	12	2	1	1	3	1	2

EXHIBIT C

PLANT LIST

REF	QUANTITY	BOTANICAL NAME	COMMON NAME	CULTURE	HT'	ROOT	REMARKS
	12	Small Trees	SMALL TREES				
	24	Shrubs	SHRUBS				
		Grass	GRASS				
		Ground Covers	GROUND COVERS				

ALL PLANTINGS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT.



VICINITY MAP
NORTH

LANDSCAPE EXHIBIT FOR CAROLINA HOUSE CHATHAM COUNTY, NORTH CAROLINA OCTOBER 2, 2020

SITE DATA

EXISTING PROJECT AREA:
 4.834 ACRES
 4.557 ACRES
 4.081 ACRES
 AREA IN R/W & PRIVATE RD EASE
 PROJECT OWNER
 ADDRESS
 7950 NC HWY 751
 DURHAM, NORTH CAROLINA
 27704 PA

EXISTING ZONING:
 WATERBURY DISTRICT

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS
 PROPOSED IMPERVIOUS
 TOTAL REQUIRED

PARKING DATA:
 GENERAL OFFICE
 HEALTH CARE CLINIC OFFICES
 25 SPACES

275 OR 23 SPACES
 18.5 OR 17 SPACES @ 200 SF @
 5 SPACES @ 1,000 SF @ 1 SPACES @ 2,000 SF
 2 SPACES @ 11 SPACES @ 2,000 SF @ 2,000 SF



SCALE 1" = 10'

PRELIMINARY
 FOR REVIEW ONLY
 NOT RELEASED
 FOR CONSTRUCTION



3000 BIRCHWOOD AVE, SUITE 200
 RALEIGH, NC 27604
 PHONE: 770.831.8700
 WWW.CEGROUP.COM
 LICENSE # 011130

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: September 21, 2020

Proposed Zoning: Conditional District Rezoning from R-1 to CD O/I

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) September 4, 2020. A copy of the written notice is also attached.

The meeting was held at the following time and place: _____
Bradshaw Robinson Slawter, LLP, 128 Hillsboro Street, Pittsboro, NC at 5:00 -6:30 pm, September 21, 2020

The persons in attendance at the meeting were: _____
Bill Mason and JoAnna Shapiro with the applicant. Nicolas Robinson for the applicant.

The following issues were discussed at the meeting: _____
N/A: No adjoiners attended.

As a result of the meeting, the following changes were made to the rezoning petition: _____
None.

Date: October 2, 2020

Applicant: CRE ED Treatment, LLC

By:  Agent
Nicolas P. Robinson

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.



carolina house

176 Lassiter Homestead Road
Durham, NC 27713

Phone: 919.286.5418
Fax: 919.286.5419

September 4, 2020

Carolina House Eating Disorder Treatment Center
176 Lassiter Homestead Road
Durham, NC 27713 (Chatham County)

Re: Development Input Meeting for Carolina House Facilities Expansion located at 7990 N.C. Highway 751 (Chatham County AKPAR Parcel No. 20029) on September 21, 2020 from 5:00-6:30 pm

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a proposed rezoning to allow conversion of the residence located at 7990 NC Highway 751, Durham, NC 27713 (Chatham County) into a residential treatment center for individuals suffering from eating disorders. The subject residence is located on a 6.35 acre (+/-) tract near your property with Chatham County AKPAR Number 20029. As you may or may not know, Carolina House has operated the adjacent property to the rear of the subject property for the same purpose since 2006. Our proposal is to expand the same kind of treatment into the home located on this adjoining site. We do not intend to make substantial modifications to the property or residence.

An informal open-house community meeting will be held on September 21, 2020 beginning at 5:00 p.m. at the law offices of Bradshaw Robinson Slawter LLP, located at 128 Hillsboro St., Pittsboro, NC 27312. You can drop in any time between 5:00 p.m. and 6:30 p.m. Detailed directions are set forth below.

Because of the Covid-19 recommendations, the meeting is scheduled to take place outdoors, weather permitting. If the weather does not cooperate, there is a large front porch where folks can be socially distant while we safely rotate visitors through the interior office to show them the project details and respond to any questions. The proposed project will be served by its own water well and will have on-site septic. Plans of our proposed conversion of the existing house into an eating disorder residential treatment program will be shown and you will have the opportunity to voice any concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.



carolina house

15501 North Hillsboro St.
Pittsboro, NC 27312

Phone: (919) 913-8996
Fax: (919) 913-8996

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting, you may contact the person noted below.

Respectfully,

JoAnna Shapiro

For More Information, Please Contact:

JoAnna Shapiro, CEO

Carolina House

Direct Dial (919) 913-8996

JoAnna.Shapiro@carolinaeatingdisorders.com

DIRECTIONS TO COMMUNITY MEETING LOCATION:

From the traffic circle in Pittsboro, take the 15-501 North/Hillsboro St. exit off the circle as though you are heading to Chapel Hill, NC. The meeting place is two blocks from the circle on the left. It is a two-story, white historic house at the corner of Hillsboro St. and Thompson St. Address: 128 Hillsboro St., Pittsboro, NC 27312. Ample parking is available in the parking lot behind the office (accessed from Thompson St.).

CAROLINA HOUSE COMMUNITY MEETING

SEPTEMBER 21, 2020

HALL-LONDON HOUSE

128 HILLSBORO ST. PITTSBORO, NC 27312

5:00 p.m. – 6:30 p.m.

NAME

ADDRESS

CONTACT INFO/
EMAIL

ADJOINER?

No attendees.

CAROLINA HOUSE COMMUNITY MEETING

SEPTEMBER 21, 2020

HALL-LONDON HOUSE

128 HILLSBORO ST. PITTSBORO, NC 27312

5:00 p.m. – 6:30 p.m.

DISCUSSION TOPICS

No attendees.

David W. Hutson ①
Wanda Hutson
7990 NC Highway 751
Durham, NC 27713-6852

Reginald Van Stephens ③ + ④
77 Lassiter Homestead Road
Durham, NC 27713-6393

Yashwant Singh ⑥
Navjot Singh
1304 Seaton Road, Apt. 29T
Durham, NC 27713-2446

CRCED Treatment Inc. ②
176 Lassiter Homestead Road
Durham, NC 27713-6835

Anthony A. Cook ⑤
Donna J. Cook
75 Lassiter Homestead Road
Durham, NC 27713-6393

Ronald Wayne Seagroves ⑦-⑨
Greta Elaine Seagroves
8001 NC Highway 751
Durham, NC 27713-6855