

Chatham County Appearance Commission
May 24, 2017
Meeting Minutes — S. Jacobs, Secretary

In attendance for the meeting were:

William "Bill" Causey, Chair
Shelly Jacobs
Davis Andrews
Grim Hobbs
Mary De Angelo

Minutes of previous meeting were unanimously approved by members present.

1st presentation:

A request by Stephen Gangemi to rezone and convert a single-family residence into a general and professional offices for a chiropractic business at 10295 US 15-501 N, Parcel No. 66505.

The plans presented by Stephen Gangemi for the project called for minimal disturbance to existing landscape and the installation of additional native plants. Commission members were all in agreement that the choices were excellent. Mr. Gangemi discussed thinning some of the buffer along 15/501 to remove invasive bamboo and other scrub or invasive plants, he agreed that nor more than 30% would be thinned. The plans call for fencing along the north side of the property, Commission members suggested and Mr. Gangemi agreed that the fence should extend further than called for on the plan, to the far NW corner where it meets the easement.

There was specification for a 6'x2' corner sign that may or may not be installed, members agreed the signage was good.

2nd presentation:

A request by Nathan Glines, owner Harmony Gardens, to rezone a portion of their residential property to develop an events center to hold weddings and other such gatherings located at 5661 Beaver Creek Rd, Parcel No. 5727.

Appearance Commission members unanimously agreed that preliminary plans for the project were excellent and required no changes. There discussion about the Type A screen required on the western side of the property. Members all agreed that the screening called for on the plans closer to the venue site, not along the property line, would be sufficient to meet the Type A buffer requirements. Mr. Glines was informed that he needed to submit detailed lighting plans to Angela Birchett for approval.



APPLICATION ACCEPTANCE POLICY

CONDITIONAL DISTRICT REZONING

Chatham County
Planning Department

PO Box 54, Pittsboro, NC, 27312
Telephone 919-542-8204 | Fax 919-542-2698
www.chathamnc.org/planning

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 5 FOR CONDITIONAL ZONING IN ITS ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**
3. Upon determination by staff that an application is complete, it will be officially accepted by the Planning Department by accepting payment and issuing receipt. Staff will not hold materials for incomplete applications or any monies associated with the submittal of an application. Application fees must be paid at the time an application is submitted for acceptance.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.

CONDITIONAL ZONING DISTRICT

APPLICATION FOR CHANGE OF ZONING OF PROPERTY

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Nathan Glines

MAILING ADDRESS OF APPLICANT: 5661 Beaver Creek Road, New Hill, NC 27562

PHONE NUMBER/E-MAIL OF APPLICANT: 919.998.9352

PROPERTY OWNER INFORMATION (If different from the applicant): *Owner Authorization Signature Required; See end of application.

Name(s) Nathan Glines, Aneesa Glines, David Glines, Lisa Glines

Address: 5661 Beaver Creek Road, New Hill, NC

ZIP 27562

Telephone: 919.998.9352 FAX: none

E-Mail Address: nateglines@gmail.com

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 5661 Beaver Creek Road, New Hill, NC 27562

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 5727

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R1

PROPOSED ZONING DISTRICT(S): CD-NB CD-CB CD-RB CD-O&I CD-IL CD-IH

TOTAL SITE ACRES/SQUARE FEET: 6.65

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: See Attachment 1

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. **Please use attachments and/or additional sheets if necessary to fully explain and detail this project.** If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

- 1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

See Attachment 1

- 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.**

See Attachment 1

- 3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

See Attachment 1

- 4. **The requested amendment is either essential or desirable for the public convenience or welfare.**

See Attachment 1

- 5. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

See Attachment 1

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

- Chatham County Appearance Commission Date of Meeting May 24, 2017
- Held Community Meeting Date of Meeting April 2, 2017



Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
 - (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in **Section 5 of the zoning ordinance.**
 - (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
 - (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable: See Attachment 2 for Site Plan
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways, See Attachments 3 and 4
 - b. Legal Description of proposed conditional zoning district; See Attachment 1
 - c. All existing and proposed easements, reservations, and rights-of-way;
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- d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
 - e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
 - f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
 - g. All existing and proposed points of access to public and/or private streets;
 - h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
 - i. Proposed phasing, if any; See Attachment 1
 - j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
 - k. Proposed provision of utilities;
 - l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
 - m. The approximate location of any cemetery;
 - n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
 - o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
 - p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and **See Attachment 5**
 - q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable.
If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.

N/A

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
 - b. Existing and general proposed topography;
 - c. Scale of buildings relative to abutting property;
 - d. Height of structures;
 - e. Exterior features of the proposed development;
 - f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
 - g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Nathan Glines to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: David Glines Lisa Glines Aneesa Glines Nathan Glines
David Glines DLG Lisa Warwick Glines Aneesa Glines Nathan Glines

Date: Wednesday, July 5, 2017

APPLICANT SIGNATURE: *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.*

Signature: Nathan Glines

Date: Wednesday, July 5, 2017

OFFICE USE ONLY:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Check No. _____ Cash Credit Card Money Order

Application No. PL 20

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

To: Chatham County ZONING ADMINISTRATOR

Date: July 2, 2017

Proposed Zoning: CD-NB

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) March 14, 2017. A copy of the written notice is also attached. See Attachments 6, 7 & 8

The meeting was held at the following time and place: April 2, 2017 at 6 pm
5661 Beaver Creek Road, New Hill, NC 27562

The persons in attendance at the meeting were: None of the adjacent landowners attended

The following issues were discussed at the meeting: We prepared to discuss the design, build timeline, proposed use of the space and building, start and end time of events, and expected frequency.

As a result of the meeting, the following changes were made to the rezoning petition: No changes were made. Due to the fact that nobody attended we called and home visited all of the property owners that surrounded us and they all offered nothing but encouragement and support.

Date: July 2, 2017

Applicant: Nathan Glines

By: Nathan Glines

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.

Below is a SAMPLE of a community meeting notice letter that you may copy and modify as needed.

Date

Developer/Applicant Name

Developer Address

Developer Address

Re: **Development Input Meeting** for _____ (*Proposed Project Name*) located at _____
 _____ (*Location of Project*) on _____ (*date*)

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a _____ (commercial or mixed use) project on _____ acres we are proposing near your property, on Parcel Number _____. An informal community meeting will be held on _____ (*date*) beginning at _____ (*time*) at _____ (*location of meeting*), and lasting approximately _____ hour(s). Detailed directions are attached. The proposed project will be served by _____ (*water*) and _____ (*wastewater*). Plans of our proposed development will be shown and you will have the opportunity to voice your 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.

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,

For More Information, Please Contact:

Name

Phone Number

Email Address
