

PLANNING & ZONING REVIEW NOTES

V. B.

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**SUBJECT:** Request by Robert Blitchington, on behalf of **Triangle Electrical Services**, for a revision to the existing conditional use permit for Michael Cates / Ferrellgas, L. P. / propane gas business to a conditional use permit for a Contractor's Office and Shop, on one (1) acre, located off U. S. Hwy 15-501 N. in Baldwin Township.

**ATTACHMENTS:** 1. Planning Board notes from September 6, 2005 meeting.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*September 6, 2005:* Request by applicant for the issue to be removed from the September 6<sup>th</sup> Planning Board agenda due to the septic permit not being issued. The applicant was aware that the September meeting would count as one of the three Planning Board meetings for consideration and that the issue be on the October 4<sup>th</sup> agenda.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** It has been determined that the existing off-site septic system previously used by Ferrellgas and discussed in the September 6 Planning Board notes, will not be utilized by Triangle Electrical. A new site to be utilized by Triangle Electrical, on the balance of the Cates property, is being reviewed by the Chatham County Environmental Health Department. An appointment has been scheduled for October 4<sup>th</sup>. A preliminary review of an initial septic area has been made by Andy Siegner, Environmental Health Specialist. No review has been made at this time of a repair area. It was determined by the initial review, that if a system could be approved, it would require an approval of a flow reduction by NCDWQ. The applicant has submitted an application to NCDWQ for this review. The Planning Department does not think that the required finding concerning adequate necessary facilities are or will be provided, can be made at this time.

**RECOMMENDATION:** The Planning Department recommends the issue be tabled until the November 1<sup>st</sup> Planning Board meeting, which is the third and final meeting for review. This additional time should be sufficient for the adequacy of the site for additional wastewater capacity to be determined.