

PLANNING & ZONING REVIEW NOTES

X. A.

SUBJECT: Request by George Farrell, Jr. on behalf of Kunal Enterprises LLC for a revision to an existing Conditional Use Permit (previously Andy Carlson/Handy Andy), parcel #70029, to retain the existing approved uses, *auto and truck accessory sales and installation and graphic detailing of vehicles and boats and open air sales and service of accessory buildings and gazebos and like free-standing structure* and add the following:

- Boat, trailer and other utility vehicle sales to include camper and RV rental and sales and services including boat, RV, camper and other vehicle storage
- Bait and tackle shop
- Sporting goods sales and Camping supplies
- Self Storage/mini warehouse storage facility with related retail and services (i.e. moving truck rentals)
- Vehicle and boat wash
- Rental equipment company
- Office – business, professional and governmental

On 2.103 acres, located at the intersection of SR-1744, Bob Horton Road, and Hwy 64 E, New Hope Township and for review of a revised site plan for the over all project.

ATTACHMENTS: *The following was distributed prior to the March 21, 2005 Public Hearing. If you need additional copies, please contact the Planning Department.*

1. Application for Revision to existing CUP.

The following are additional attachments included in this packet.

2. Addendum to April Application
3. Plat Slide 2004, Page 358
4. Appearance Commission minutes from the April 13th meeting.
5. Revised site plan, revision date 5/23/05

INTRODUCTION AND BACKGROUND: The subject property, consists of 2.103 acres, and is located at the intersection of US 64 E and SR-1747, Bob Horton Road. The parcel is currently zoned Conditional Use Business District with a Conditional Use Permit for *auto and truck accessory sales and installation and graphic detailing of vehicles and boats and open air sales and service of accessory buildings and gazebos and like free-standing structures*. In October, 2004, this parcel was combined with adjacent property owned by Kunal Enterprises, LLC as shown in Plat Slide 2004, Page 358 to create a 15.086 acre tract. See attachment # 3. The property is within a WSIV-Protected Area watershed district and is not within a portion of the 100 year flood plain.

A public hearing was held on the request on March 21, 2005. Elaine Chiosso, Haw River Assembly Executive Director, addressed the Board with concerns regarding potential leakage of fuel, oil, and other liquids from stored boats, RV's and other vehicles and runoff onto adjacent properties and Jordan Lake.

The Planning Board reviewed the request at the April 5th Planning Board meeting. The Board had concerns with the following: flag poles and monument signs along Hwy 64, use of southwest corner of the property for open storage area for boats and RV's, and future design plans. The Board tabled the issue.

DISCUSSION AND ANALYSIS: The developer, George Farrell, is submitting an addendum to his application based on comments received at the April Planning Board meeting. He is also submitting a revised site plan. Mr. Farrell met with the Appearance Commission during their April 13 meeting to discuss the site plan regarding signage and business locations. See attachment # 4. Per the developer, he plans to utilize the existing commercial driveway location on the Handy Andy site along with the entrance off Bob Horton Road, (and not use the other site previously approved on Hwy 64), have one monument sign at the existing entrance, no flag poles, keep the open storage area for boats and RV's in its original location behind the mini-warehouse structures on the northeastern side of the property, and build a service bay building on Handy Andy site behind the current showroom. The southwestern corner of the tract is not shown currently as being developed. Per the applicant, structure locations on this plan will not change in the future even if additional revisions of the conditional use permit are requested.

Staff has reviewed the lighting plan, sheet C-2 of revised site plan dated 5/23/05, and has found it to be in compliance with the Draft Lighting Ordinance.

The landscape plan, sheet C-3, is shown as originally required. Per the applicant, all the perimeter landscaping has been completed.

The uses requested to be added to the former Handy Andy/Carlson tract are the same uses allowed on the adjacent Kunal Enterprises, LLC tract. Since these two tract are now combined into one tract, the applicant would like the uses to be consistent.

RECOMMENDATION: The Planning Department recommends granting approval of the request for a revision to an existing Conditional Use Permit (previously Andy Carlson/Handy Andy), parcel #70029, to retain the existing approved uses, *auto and truck accessory sales and installation and graphic detailing of vehicles and boats and open air sales and service of accessory buildings and gazeboes and like free-standing structure* and add the following:

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And approval of the revised site plan, revision date 5-23-05, as submitted.