

PLANNING & ZONING REVIEW NOTES

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SUBJECT: Request by D. D. W., Inc d/b/a David Daniel Construction Company for a revision to an existing Office and Institution Conditional Use District with Conditional Use Permit for general and professional offices, on 5.7 acres, off S. R. 1008 (Mt Carmel Church Rd), in Williams Township *to add an office building and associated parking area.*

ATTACHMENTS: The following was distributed prior to the May 16th public Hearing. If you need additional copies, contact the Planning Department.

1. Application for revision to Conditional Use Permit.

The following is included in this packet:

2. Copy of approval letter for Conditional Use Permit, dated June 19, 2001
3. Appearance Commission report.

INTRODUCTION AND BACKGROUND: On June 18, 2001, the Board of County Commissioners approved an Office and Institutional Conditional Use District with a Conditional Use Permit for general and professional offices on 5.7 acres.

A public hearing was held on the revision request on May 16, 2005. David Daniels, applicant, Nick Robinson, attorney for the applicant, and Todd Waller spoke on behalf of the request. One person spoke with concerns regarding additional traffic, too many parking spaces, and whether or not the additional structure would have a residential look in keeping with the balance of the property. No other public comments were received.

DISCUSSION AND ANALYSIS: The Zoning Ordinance lists five findings that the Board must make. They are listed as follows:

1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare.
3. The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

4. The requested permit will be consistent with the objectives of the Land Development Plan.
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

The applicant has addressed the five findings in his text. The findings were made previously when the conditional use permit was originally approved in 2001.

The applicant's request is to add additional office space to allow for future growth of his residential construction company. According to the applicant, the look of the proposed structure will mirror the residential look of the existing structure. The impervious surface coverage of the 5.681 acre tract including the new proposed office structure and parking area is 15.30%, per Holland Land Surveying. The Environmental Health Division of the Chatham County Health Department has issued a septic improvement permit for the new structure for up to four (4) employees.

The applicant met with the Appearance Commission regarding landscaping. The Appearance Commission recommends the following condition be added: "A row of evergreen plants 3-4' in height is to be planted on the west side of the proposed parking lot to facilitate more shielding of the R-A property further to the west." See attachment # 3.

Per the applicants attorney, Nick Robinson, no additional above ground lighting is requested by this revision application, only additional ground lighting to highlight landscaping. Also, no additional signage is requested except for directional signs within the property

The site plan shows two areas labeled as 'Possible Future Development' that are not to be considered as part of this revision application, but are for information only as possible future development areas.

Parking space calculations have been provided on the site plan. A minimum of sixteen (16) spaces have been provided as required by the zoning ordinance based on net rentable area of the new structure.

The applicant's request seems reasonable.

RECOMMENDATION: The Planning Department recommends granting approval of the request for a revision to an existing Office and Institution Conditional Use District with Conditional Use Permit for general and professional offices *to add an office building and associated parking area* with the following conditions:

1. A row of evergreen plants 3-4' in height be planted on the west side of the proposed parking lot to facilitate more shielding of the R-A property further to the west. Plants shall be installed at the next optimum planting season after the certificate of occupancy for the structure has been received. Planning Department staff shall be notified of completion of plantings in order to check for compliance.

2.A 15 foot wide opaque buffer be maintained along the western boundary line of the property running from Edwards Ridge Road along the common boundary with Green and Broyhill as shown on the site plan. The existing tree line may serve as all or part of the buffer. If additional plantings are required, they shall be installed at the next optimum planting season after the certificate of occupancy for the structure has been received. Planning Department staff shall be notified of completion of plantings in order to check for compliance.

3.No additional above ground lighting is approved with this application. Any new landscape lighting shall conform to the Draft Lighting Ordinance.

4. No new signage is approved with this application except for directional signage within the property.