

PLANNING & ZONING REVIEW NOTES

X. C.

SUBJECT: Request by Galloway Ridge at Fearington for a revision to the existing Conditional Use Permit for a Planned Unit Development (Galloway Ridge portion of the Fearington Planned Unit Development) on approximately 50 acres, for a signage revision.

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

1. Application for revision.

The following is included in this packet:

2. Appearance Commission minutes

INTRODUCTION AND BACKGROUND: On June 21, 1999 the Chatham County Board of Commissioners approved a request by Fitch Creations, Inc. for a revision to the existing Planned Unit Development for The Village of Fearington and to add a "Center for Living" (Galloway Ridge), off Hwy 15-501 North.

A public hearing was held on this revision request on May 16, 2005. Jason Cronk, applicant, presented the request to the Board and addressed the need for the revision to the signage. 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 previously approved during the original approval in 1999. Currently the allowed signage for the Galloway Ridge property is based on residential requirements which would allow a 32 square foot sign size. The applicant is requesting two (2) signs which would have the same consistent look and size of signage as currently allowed for The Village of Fearington. The sign face is proposed to be 64.5 square feet and the overall size of the signage is approximately 15 feet wide and 12 feet tall with a trellis top. The applicant's text includes drawings of the signs and their proposed location outside of the state road right-of-way of U. S. Hwy 15-501 with one sign south of Weathersfield and one approximately 300 feet further south.

In order to keep a uniform look with The Village of Fearington signage, the applicant's request seems reasonable.

RECOMMENDATION: The Planning Department recommends granting the requested signage revision to the existing Conditional Use Permit for a Planned Unit Development (Galloway Ridge portion of the Fearington Planned Unit Development).