

PLANNING & ZONING REVIEW NOTES

VI. A.

SUBJECT: Request by Andy Butler for subdivision sketch, preliminary and final approval of **“Survey for Walter Andrew Butler and wife Joann Johnson Butler”**, consisting of one (1) non-residential lot of 2 acres, located off SR-2329, Haw Branch Road, Gulf Township.

ATTACHMENTS:

1. Major subdivision application
2. Arc View map, parcel # 9820
3. Site plan map
4. Final plat entitled “Walter Andrew Butler & wife Joann Johnson Butler”, prepared by Dowell G. Eakes, PLS, dated 4/27/05.

INTRODUCTION AND BACKGROUND:

Zoning:	Unzoned	Minimum lot size:	1.50 acres
Watershed District:	WSIV-PA	Water hazard setback:	50 feet
Water source:	Private well	Within 100 year flood:	No

DISCUSSION AND ANALYSIS: This request is for the creation of one non-residential subdivision lot. The Subdivision Ordinance states in Section 6.4 C (3) states in part “Properties reserved or platted for commercial, institutional or industrial purposes shall be adequate in size to provide for the type of use and development contemplated. Land subdivided for commercial, institutional or industrial use shall follow the major subdivision procedure with preliminary plat review by the Board of County Commissioners.” The lot is to be used for an automobile repair garage for Butler Automotive. The watershed district, WSIV-PA, requires projects without a curb and gutter street system to not exceed 36% impervious surface coverage on a project-by-project basis. Dowell Eakes, Surveyor has calculated that the project is proposed to cover 8 ½ percent of the land with impervious surface. The subdivision ordinance also requires that if more than six (6) per cent of the lot area is covered with impervious surfaces such as buildings, parking, and drives that the developer have a plan that demonstrates that the first ½ of storm water runoff will be managed on site. See attachment # 3.

A septic improvement permit has been issued by the Chatham County Health Department, Environmental Health Division for an auto repair shop with 4 employees.

Staff has received a commercial driveway review form from Jessie E. Knight, NCDOT, stating that the location of the proposed driveway is acceptable. The commercial driveway permit is forthcoming.

RECOMMENDATION: The Planning Department recommends granting sketch, preliminary and final approval of the request with the following condition:

1. The commercial driveway permit be received by staff prior to issuance of a building permit for the project.

