

PLANNING & ZONING REVIEW NOTES

VI. B.

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**SUBJECT:** Request by Garry E. Wilkie for subdivision sketch, preliminary and final approval of “**Survey for Garry E. Wilkie**”, consisting of one non-residential lot of 6.94 acres, located off SR-1745, John Horton Road, New Hope Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel 74435
3. Map copy showing original 11 acre tract and location of boat storage.
4. Final plat entitled, “Wilkie Property”, prepared by Derward W. Baker & Associates, P.A. dated 5/24/05.

**INTRODUCTION AND BACKGROUND:** On October 17, 2000 the Board of County Commissioners approved a B-1 Business Conditional Use District with a Conditional Use Permit for boat, camper, and recreational vehicle storage on 6.74 acres. The 6.74 acres was a portion of a larger 11.18 acre tract, created in Plat Slide 2000-66, dated March 1, 2000. The 11-acre tract also included a residential structure owned by the applicant.

**DISCUSSION AND ANALYSIS:** The applicant’s request is to create the boat, camper and recreational vehicle storage area as a separate non-residential lot from his residential lot. The original residential lot of 4.24 acres was created in 1996 and recorded in Plat Slide 96, page 356. In March of 2000 a 6.74 acre tract was added to the existing residential tract creating an 11.18 acre tract. The original lot, 4.24 acres, is accessed by a 30-foot wide perpetual easement from SR-1745, John Horton Road. The 6.74 acre lot has direct frontage on John Horton Road. See Plat Slide 2000-66. At the time the boat storage was approved, NCDOT, stated that no commercial driveway permit was required since the storage area was being accessed by an existing easement off SR-1745.

Andy Siegner, Environmental Health Specialist, reviewed the prior Environmental Health permits and has stated that no additional permits are required for either lot at this time. Rodger Hamrick, Building Inspections Supervisor, has stated that due to the nature of the storage business, no public bathroom is required.

A condition of approval of the boat storage was a storm water retention structure be designed and installed prior to issuance of the building permit to manage the first ½ inch of storm water on site. This has been completed and is located on the 6.74 acre tract.

**RECOMMENDATION:** The Planning Department recommends granting sketch, preliminary and final approval of the 6.74 acre non-residential lot as requested.