

PLANNING & ZONING REVIEW NOTES

VII. A.

SUBJECT: Request by Robert Blitchington, on behalf of Triangle Electrical Services, for a revision to the existing conditional use permit for Michael Cates / Ferrellgas, L. P. / propane gas business to a Conditional use permit for a Contractor's Office and Shop, on one (1) acre, located off U. S. Hwy 15-501 N. in Baldwin Township.

ATTACHMENTS:

1. Planning Board notes dated September 6, 2005 regarding Blitchington/Triangle Electrical request.
2. NCDWQ General Permit No. NCG550000

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

This issue has been postponed since September, 2005 to give the applicant time to have NCDWQ review his request for a state approved septic system and to permit said system.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The applicant has received his septic permit from the North Carolina Department of Water Quality. See attachment # 2.

RECOMMENDATION: The Planning Department recommends the request for a revision to the existing conditional use permit for Michael Cates / Ferrellgas, L. P. / propane gas business to a Conditional Use Permit for a Contractor's Office and Shop be approved with the conditions listed below.

1. No retail traffic is allowed without revision to the conditional use permit.
2. No new lighting is allowed except for ground lighting in the parking area and signage lighting. Any additional lighting shall conform to the Draft Lighting Ordinance.
3. The existing signage may be replaced with signage no larger than 32 square feet in area. No additional signage is allowed.

Re: Robert Blitchington

RECOMMENDATION – con't

4. Landscaping/buffering shall be as recommended by the Chatham County Appearance Commission as follows and shall be completed during the first optimal planting season:
 - (a) A “Type B” screen (semi-opaque – 3 feet high opaque and intermittent visual obstruction to 20 feet high) is to be established in front of the building on either side of the sign area. Suggested plantings are Cotoneaster (Scarlet Leader), Juniper (and 3 foot tall to 5 foot tall variety), and Dwarf Yaupon.
 - (b) A “Type A” screen (8 feet high opaque and intermittent visual obstruction to 20 feet high) is to be established in the rear of the property on the north side of the shared driveway on the western boundary. This screen shall be a minimum of 15 feet wide. Suggested plantings are Wax Myrtle, Eastern Red Cedar, and Illicium Parviflorum (Anise Shrub).
 - (c) If a dumpster is added to the property at a later date, it shall be screened on all sides.
5. No outside storage of materials shall be allowed on the property.