

PLANNING & ZONING REVIEW NOTES

VI. A.

**SUBJECT:**

Request by Robert Dale Currin for sketch, preliminary and final approval of survey for “**Robert Dale Currin & wife Vicki Rayben Currin**”, consisting of one (1) non-residential lot on 1.67 acres, located off Moncure-Pittsboro Road, S. R. 1012, Haw River Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel #61972
3. Site plan map.
4. Final plat entitled “Robert Dale Currin & wife Vickie Rayben Currin”, prepared by Dowell G. Eakes, PLS, LLC, dated 7/7/2005.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

*See application and copy of plat and site plan for background information.*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** This request is for the creation of one (1) non-residential subdivision lot in an unzoned portion of Chatham County to be utilized as an auto repair garage. Please refer to Section 6.4 C (3) of the Subdivision Regulations regarding creation of non-residential lots. The surveyor has shown on the site plan, attachment # 3, the location of the proposed structure, parking and retention pond. The watershed ordinance allows up to 36% impervious surface coverage for projects without a curb and gutter street system. See Section E (2) (b) of the Watershed Protection Ordinance. The site plan shows that the amount of impervious area proposed to be covered is 11%. Since the lot is being subdivided and the impervious coverage is over 6%, a stormwater retention pond is required to retain the first ½ inch of stormwater on site. The site plan also shows two creeks, both of which have 50 foot wide water hazard areas shown. The parking area and proposed structure are located outside the water hazard areas. The property is to be accessed by a 30 foot wide private, perpetual easement. There is an existing driveway within this easement serving an existing house on the balance of the property. Staff has received a commercial driveway review from Jessie Knight with NCDOT stating that the proposed driveway location is acceptable and a driveway permit will be issued. Thomas Boyce, Chatham County Environmental Health Specialist, has issued a septic permit for the automobile repair garage for four (4) employees.

**RECOMMENDATION:** The planning Department recommends granting sketch, preliminary and final approval of the request with the following conditions:

1. The commercial driveway permit be received by staff prior to issuance of a certificate of occupancy for the automotive repair garage.
2. The stormwater retention pond be installed prior to issuance of a certificate of occupancy for the automotive repair garage.