

PLANNING & ZONING REVIEW NOTES

VII. E.

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**SUBJECT:** Request by George Farrell, Jr. on behalf of Kunal Enterprises, LLC for a revision to the existing Conditional Use B-1 Business District with Conditional Use Permit for various uses to add ***Mobile home sales and service*** specifically for ***Modular home sales and display***, on 15 acres, located off U. S. Hwy 64 E, New Hope Township.

**ATTACHMENTS:** *The following was distributed in the January, 2006 Planning Board packets.*

1. Zoning application and text.

*The following is included in this packet:*

2. ArcView map, parcel 70029.
3. Appearance Commission report.
4. Portion of site plan approved January 18, 2005
5. Portion of revised site plan approved June 20, 2005.

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

*See zoning application and text for request information.*

The following is a history of approvals granted on the subject property to date for Kunal Enterprises, LLC by the Chatham County Board of Commissioners:

July 19, 2004: Conditional Use B-1 Business District with Conditional Use Permit for the following uses:

- Boat, trailer and other utility vehicle sales to include camper and RV rental and sales and services including boat, RV, camper and other vehicle storage
- Bait and tackle shop
- Sporting Goods Sales and camping supplies
- Self Storage/mini warehouse storage facility with related retail and services (i. e. moving truck rentals)
- Vehicle and boat wash
- Automobile sales and service to include truck accessories and truck top sales/installation and graphic detailing of vehicles and boats.
- Rental equipment company
- Open air sales and service of accessory buildings and gazebos
- Office – business, professional and governmental

On approximately 13 acres, off US. 64 East and S. R. 1714 (Bob Horton Road), in New Hope Township.

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January 18, 2005: Site plan approval for the above listed uses.

June 20, 2005: Revision to an existing Conditional Use Permit (previously Andy Carlson/Handy Andy) to retain the existing approved uses of auto and truck accessory sales and installation and graphic detailing of vehicles and boats and open air sales and service of accessory buildings and gazeboes and like free-standing structures and to add the same uses as approved on the Kunal property on July 19, 2004 (see above uses). Recombination of properties increased the lot size to 15.34 acres.

August 15, 2005: Request for a time extension on obtaining a building permit. Deadline extended for one (1) year to July 19, 2006.

A public hearing was held on the current request (Modular home sales and display) on January 17, 2006. No public comments were received.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting to add *Mobile Home Sales and Service*, specifically to allow one (1) **Modular home sales and display unit** to the list of approved uses. The Chatham County Zoning Ordinance requires the following five findings:

1. The use requested is among those listed as an eligible 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, drainage, sanitation and/or other necessary facilities have been or are being provided.

The developer has addressed the five (5) findings in his text. The display would consist of one (1) modular home and garage which would be used as a model home and sales office. The vehicle sales area shown on the original, approved site plan (see attachment # 4) is being shifted to the west to accommodate the placement of the modular home and garage display between the vehicle sales area and the self storage buildings. A proposed shop building (shown on revised plan dated 6/20/05) is also being moved further back to accommodate the new structure. The proposed office space shown attached to the vehicle sales area on the two previous site plans will not be built.

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The septic area reserved for the proposed office space, which is now not being built, is designated for the modular home display. County water is in the process of being provided to the subject property.

Per Taylor Blakely, Landscape Architect, the impervious surface area will be 27.2 %. The watershed district, WSIV-Protected Area, allows a maximum of 36%.

The applicant has met with the Chatham County Appearance Commission for review of the proposed revision. See attachment # 3. The applicant has existing perimeter plantings already in place. The recommendations of the Appearance Commission regarding parking lot spaces have been incorporated into the existing site plan. Lighting shall conform to the draft Chatham County Lighting Ordinance.

The request seems reasonable.

**RECOMMENDATION:** The Planning Department recommends granting approval of the request to add Mobile Home Sales and Service, specifically, to allow **one (1) Modular home sales and display unit** on 15.34 acres with the following conditions:

1. This permit shall automatically expire on the first anniversary of its issuance unless (a) construction has commenced after issuance of a certificate of zoning compliance and building permit; or (b) a timely filed application for an extension of time has been approved by the Board of County Commissioners.
2. Parking lot spaces fronting on U. S. Hwy 64 shall incorporate landscaped islands with no more than 10 spaces on either side of the islands. Construction of islands and arrangement of parking spaces shall be completed prior to issuance of the certificate of occupancy for the Modular home sales unit.
3. All conditions on previous requests, as required by the Board of County Commissioners, shall remain.