

PLANNING & ZONING REVIEW NOTES

VI. A.

SUBJECT: Request by “**Pittsboro Volunteer Fire and Rescue Department, Inc.**” for sketch, preliminary, and final approval of one (1) non- residential subdivision lot on five (5) acres, located off SR-1520, Old Graham Road.

ATTACHMENTS:

1. Major subdivision application.
2. Arcview map, parcel #5984
3. Minutes from the Chatham County Appearance Commission meeting of June 14, 2006.
4. Final plat entitled “Pittsboro Fire Station”, prepared by Absolute Land Surveying and Mapping, P. C., dated June 19, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: This request is for sketch, preliminary and final approval of one (1) non-residential lot of approximately 5 acres for the Pittsboro Volunteer Fire and Rescue Department. The Chatham County Subdivision Regulations state in part in Section 6.4 C (3) “Land subdivided for commercial, institutional or industrial use shall follow the major subdivision procedure with preliminary plat review by the Board of County Commissioners.” Please review the entire section for complete language. The proposed property location is in a portion of Chatham County zoned RA-5 (3 acre minimum with a 5 acre average). Fire stations and emergency medical facilities with a minimum lot area of three acres are allowed by right within said zoning district provided that all buildings, structures and high intensity activity areas are setback a minimum of two times the minimum yard requirement of the district.

As shown on the site plan, a portion of the proposed lot is subject to the 100 year flood plain. Notes E and F shown on the site plan, address the floodable area. All development activity is located outside of the 100 year flood plain.

The property is located within a WSIV-Protected Area watershed district. The Chatham County Watershed Protection Ordinance states in part in Section 302 (E) (b) “All other Residential and Non-Residential—development shall not exceed twenty-four percent (24%) built-upon area on a project by project basis. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built-upon area on a project by project basis”. Per the site plan, the impervious surface area proposed to be covered is approximately 9% of the lot area. The site plan indicates that

Re: Pittsboro Volunteer Fire and Rescue Department, Inc.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

stormwater retention is proposed to retain the first half inch of rain fall on site as currently required by the Subdivision Regulations . Staff recommends that the retention pond be increased to accommodate a 2 year/24 hour storm. On previous conditional use requests, we have recommended the 2 year/24 hour storm retention; however, this is not a zoning request.

Town of Pittsboro water is available to the site and will be utilized. A septic improvement permit for the site and use requested has been issued by The Chatham County Health Department, Environmental Health Division.

The site plan was reviewed by the Chatham County Appearance Commission at their June 14, 2006 meeting. See attachment # 3. Recommendations from said meeting have been incorporated into the site plan.

The commercial driveway location has been reviewed by NCDOT and found to be acceptable. Staff recommends that the building permit not be issued until staff has received a copy of the commercial driveway permit from NCDOT.

RECOMMENDATION: The Planning Department recommends granting the request for “Pittsboro Fire Station” for the creation of one non-residential lot with the following conditions:

1. Prior to issuance of the building permit, the site plan shall be revised to indicate that the retention pond is sized to accommodate a 2 year / 24 hour storm.
2. Prior to issuance of the building permit, staff shall be provided with a copy of the commercial driveway permit.
3. Prior to issuance of the certificate of occupancy of the structure or at the first optimal planting season, all landscaping shown on the site plan shall be completed. All landscaping shall be maintained properly in the future and shall be replaced as needed.
4. All lighting shall conform to the draft Chatham County Lighting Ordinance.
5. Signage shall be as noted on the site plan.