

PLANNING & ZONING REVIEW NOTES

III. E. 1.

SUBJECT: Request by Thomas T. Bridges, Professional Land Surveyor, on behalf of Walter W. & Natalie S. Butler and Liselotte E. Smith for sketch, preliminary, and final approval of “**Subdivision and Private Septic Easement Plat for Walter W. and Natalie S. Butler and Liselotte E. Smith**”, consisting of one non-residential lot of 4.45 acres, located off SR-1346, Silk Hope – Gum Springs Rd., Hadley Township.

ATTACHMENTS: 1. Major subdivision application.

2. Plat titled “Subdivision and Private Septic Easement Plat for Walter W. and Natalie S. Butler and Liselotte E. Smith”, prepared by Thomas T. Bridges, Professional Land Surveyor, dated February 7, 2007.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The applicant, Mr. Walter Butler, is requesting sketch, preliminary, and final approval of one (1) non-residential lot on 4.45 acres. The Subdivision Ordinance states in part in Section 6.4 C (3) “Properties reserved or platted for commercial, institutional or industrial purposes shall be adequate in size to provide for the type of use and development contemplated. Land subdivided for commercial, institutional or industrial use shall follow the major subdivision procedure with preliminary plat review by the Board of County Commissioners.” The tract, Lot A, 4.45 acres, is being subdivided out of a larger 80 acre tract. The 4.45 acre tract contains a one story brick building which has been utilized as a congregate care facility for many years. The property is located in a portion of Chatham County that is unzoned; therefore, the use of the property is not regulated. Per the map, total impervious surface is less than six (6) per cent requiring no stormwater retention on site. The required parking area is shown on the map.

Jessie Knight, NCDOT, has inspected the driveway connection and stated in a letter to staff that “Subdividing of this business property from the surrounding acreage does not change the impact of the existing driveway to the NCDOT route (SR-1346). Therefore no driveway permit will be required for the said business site. However, any access to the remaining property will require a review and possibly permitting by this office.”

Kim Warren, Soil Specialist with Chatham County Health Department, Environmental Health Division, has reviewed the off-site septic area and utility easement and issued an Operations Permit for the property.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting sketch, preliminary and final approval of the plat as submitted.