

DESCRIPTION OF PROPOSED USES:

Applicant seeks a Conditional Use Permit for the CU-B1 portion of the property (1.00 acres) to allow for eating and drinking establishment. This portion of the property is already a Conditional Use B-1 district. The balance of the property (1.147 acres) is already zoned B-1 upon which eating and drinking establishments are allowed uses.

WASTEWATER MANAGEMENT:

"Black water" is planned to be disposed of through the use of the existing conventional drain field and repair area. "Gray water" and kitchen grease are planned to be stored on-site and hauled away for recycling.

SIGNAGE:

All site signage shall conform to the Chatham County sign ordinance.

SITE TABULATION

public highways serving the site:

current zoning

US 64
Beaver Creek Road
B-1, CU-B-1

watershed designation

Critical Area

Major Wildlife Area

none

site area

2.147 acres

current easements

none

current use

garden center

other Conditional Use permits

none

percent impervious surface area allowed

24%

impervious surface area existing

0.59 acres

percent impervious surface area existing

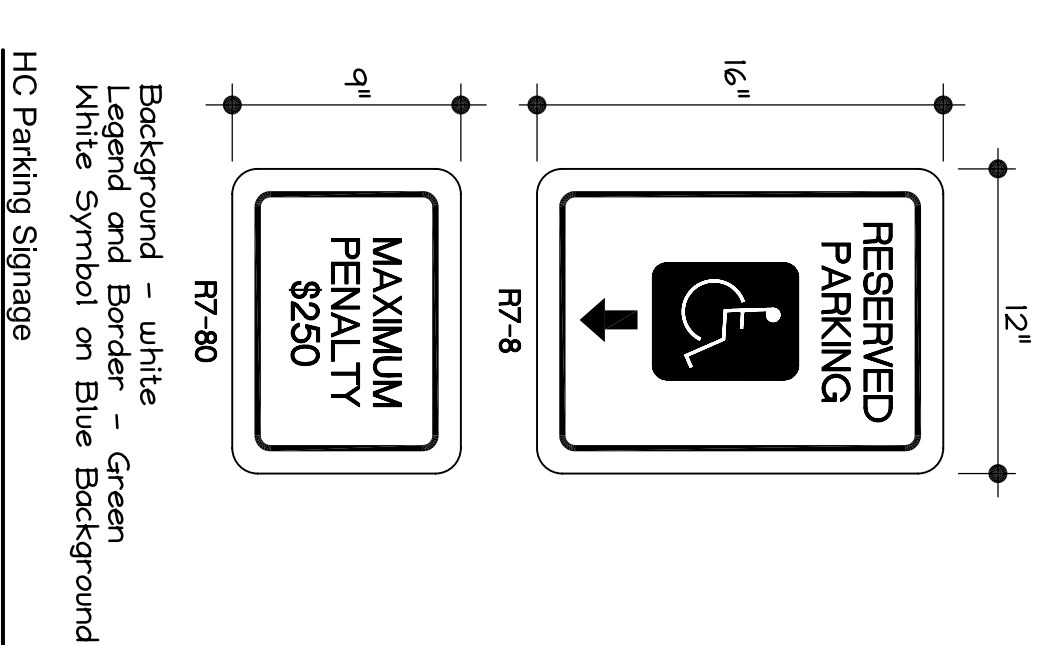
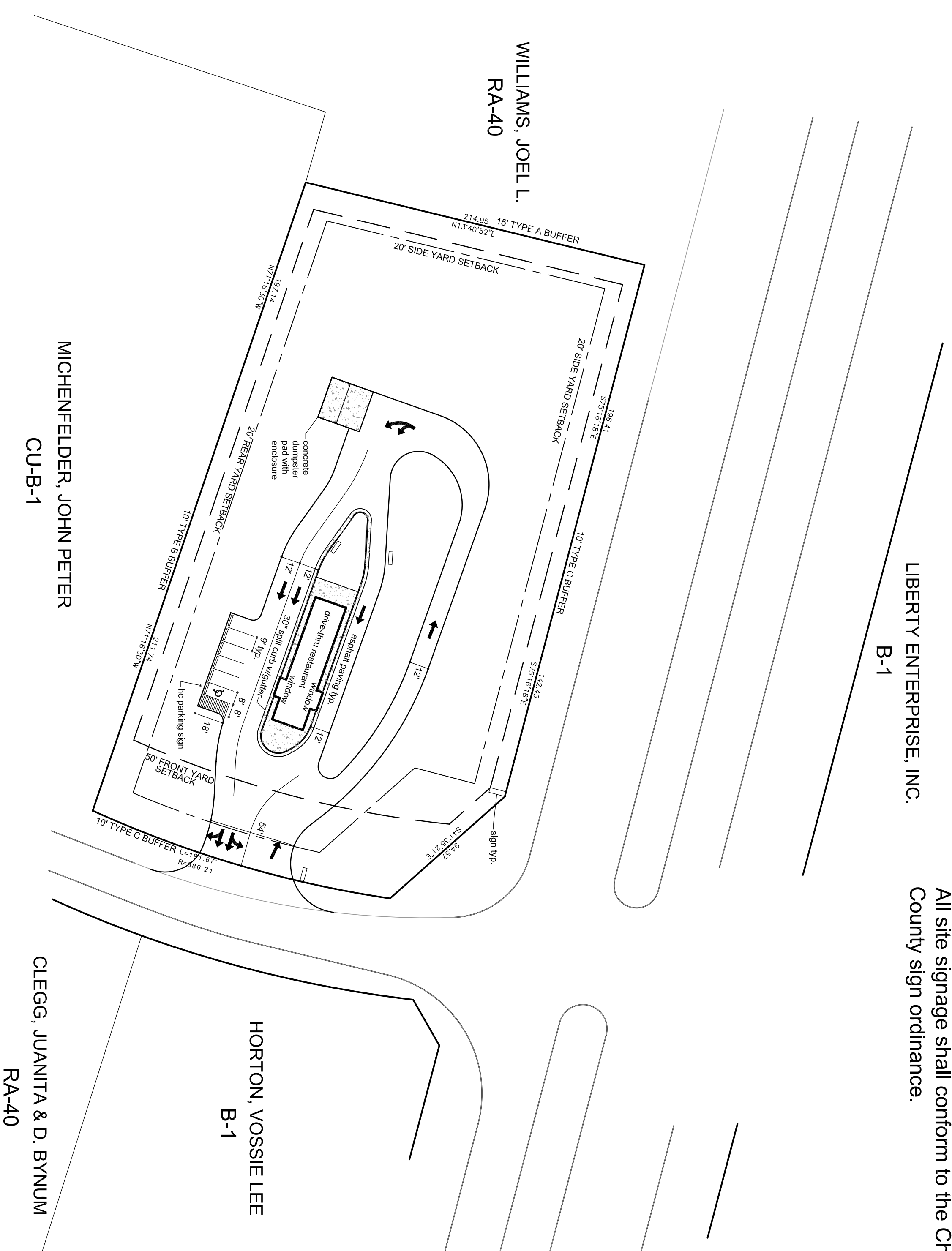
27.5%

NOTE: the existing built upon area is not required be included in the calculations to determine the allowed impervious area, therefore:

existing site area minus existing impervious area
1.56 acres
existing site area minus existing impervious area) x 0.24
0.37 acres
total impervious area allowed = (exist. imp. + 24% of rest of site)
0.96 acres
total impervious area proposed
0.50 acres

parking required (1 space per 2 employees)
parking proposed (1 space per 1 employee)

parking proposed (total)
stacking required
stacking proposed
3 spaces (1 HC)
5 spaces
6 spaces (1 HC)
4 cars per drive up window
4 cars per drive up window



Background - white
Letter and Border - Green
White Symbol on Blue Background
HC Parking Signage

Site Plan

December 1, 2008

