

APPLICATION

FOR

CONDITIONAL USE PERMIT

SCOTT AND DIANA SCHULTZ

PET LODGE “87”



JOHN W. HARRIS, P.E.
CONSULTING ENGINEER, Inc.
7909 OCOEE COURT
RALEIGH, N.C. 27612
(919) 789-0744

GENERAL APPLICATION REQUIREMENTS

I. DESCRIPTION OF THE PROJECT:

1. Location:

- a. This site is located at 6545 NC Hwy # 87 N. It is to be 5.99 Acre's of a 20 acre parcel that will be divided to create this site. The 20 Acre Parcel is owned by the petitioner and his current home is located on the property. The PIN # is 9724-00-55-5512, and is referenced as recorded in Deed year 2006, Book 1282 Page 1015 in the Hadley Township.
- b. The site adjoins NC Hwy # 87 N which forms its entire eastern border. A commercial driveway permit has been applied for and approval by the NCDOT is assured. The driveway will be a short access from the west right-of-way side of NC Hwy # 87 N.
- c. This site was recently zoned to RA-40 by Chatham County as it is on the Hwy. # 87 Corridor.
- d. The watershed designation is WS-IV-PA. Drainage flows to the north to Long Branch Creek which is the northern boundary of the original 20 acre property. Long Branch Creek eventually is tributary to the Haw River. The impervious surface or "built upon" areas as noted in the Watershed Ordinance allow for 24% - 36% areas depending on whether curb and gutter is or is not used.
- e. This site does not border the Major wildlife Areas as defined in the Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina, 1992
- f. The project will be a 5.99 acre portion subdivided out of a 20 acre tract owned by the Petitioner.
- g. The site does not currently have any existing easements or encumbrances.
- h. The current use of the property in question is considered "vacant" and is heavily wooded with scrub pine.
- i. The site does not contain any existing buildings or other structures. No utilities exist on the site.
- j. No other conditional use permits have been granted to this site.

The site for Pet Lodge 87 sits on 20 acres of land owned by Scott and Diana Schultz approximately 9 miles north of the town of Pittsboro, NC. The land is presently split into two parcels. They live in a house set on 4 acres leaving 16 acres available for development. The site for the pet lodge would place it on a 5.99 acre plot behind and totally separate from the home site leaving 10 acres for wooded open land. The land borders the Long Branch creek along the north side of the property. The site can be identified a PIN # 9724-00-55-551. The deed year is 2006; Book 182 page 1015 in the Hadley Township. The land has been surveyed by a local soil scientist for mapping of a necessary perk site for a septic field.

The land has 1400 feet of frontage off of NC highway 87 a major 2 lane north-south thoroughfare between Pittsboro (west of Chapel Hill) and Burlington NC and 4.3 miles north of a major east-west 4 lane highway that connects western cities to the eastern coast of the state. It lays 9 miles NW of Pittsboro proper and approximately 25 miles SW of the University of NC Chapel Hill. The site adjoins NC Hwy 87 along the entire western border and an NCDOT commercial driveway permit has been approved by the NCDOT.

The site was previously unzoned but has recently been zoned RA-40 due to the Hwy #87 corridor.

The watershed designation is WS-IV PA. Drainage flows to the north into Long Branch Creek which is an eventual tributary to the Haw River. The impervious surface or "built upon" areas as noted in the watershed ordinance allow for 24 to 35% areas depending on use or non-use of curb and gutter.

This site does not border the major Wildlife areas as defined on the Inventory of Natural Areas and wildlife Habitats of Chatham County, North Carolina, 1992.

The project site is 16 acres as noted on the Chatham county Tax Records.

The site does not have any easement encumbrances

The current use of the property is "vacant" and is and has not been used. The area is vacant of any structures or operations at this time.

2. Description of Use:

Business description of Use:

The idea behind *Pet Lodge 87* is to offer a luxury pet boarding facility in a county and area where new growth and significant development has created a need for a unique facility with a range of services not readily available in the area. Presently, customers desiring boarding services are limited to veterinary clinics or smaller grooming/boarding facilities who offer indoor only options and limited ranges of services.

The image and range of services will have heavy emphasis on personal attention to the clients and their pets. The philosophy of *Pet Lodge 87* is to offer security, attention and care for the pets in an environment that is safe and comfortable so that spending time away from home and owner is as enjoyable and as non-stressful as possible.

***Pet Lodge 87* is planned to be a luxury service dog and cat boarding kennel in Pittsboro, NC. Services offered will include:**

- 75 indoor/outdoor dog runs
- 10 larger luxury service indoor/outdoor dog runs
- 12 individual cat luxury condos
- Grooming services
- Daycare services with both indoor and outdoor options
- Obedience dog training
- Unique pet gifts and retail sales

In addition, personalized services will include:

- Outdoor fenced area for social time for added exercise.
- Covered In/Out access Runs for Dogs and Cats. Suites available with courtyard view or woods view
- Individual walk/exercise time outdoors with those dogs that prefer individual attention.
- A larger more private room for "families" who would prefer to remain together during a stay or for elderly dogs who would acclimate more easily with a little more privacy or who need a little extra care.
- Finally, we will offer an evening social time in a general "t.v." room for some social time and human contact similar to evening hours after dinner at home.
- Nature trail walks by the creek
- Picnic areas for private parties where families including pets are welcome
- Specialized boarding locations for geriatric pets
- Supervised group play organized by pet size, temperament, and breed in small groups. Access to "safe areas" by pet if needed
- Pick up/delivery service in emergency situations
- Exceptions made for Charter member families during "no vacancy" periods
- Microbiology trained staff and new technology for highest expectations for cleanliness and reduced stress:
- Meditation/Quiet times / Nature relaxation times for pet
- Spa treatments in suites and/or basic bathing/trimming
 - Warm towel rub downs

- Aromatherapy
- Brushing
- Trimming
- Grief counseling and Memorial Gardens
- Agility courses available

3. Site Plan and Drawings

- a. There are no existing buildings on the proposed site. This project will consist of the construction of a Boarding Kennel building and associated fenced pens and runs. The support facilities will include the driveway access from Hwy. #87, an on-site septic tank and drainfield, water well, parking area and the building itself. The first phase of the plan calls for a 6,713 sf building.
- b. The proposed building will be approximately 90' x 75'. The building will sit approximately 200 feet back from the right of way of highway #87. The building is proposed to be of brick construction, but other acceptable building materials may be considered. The building will be a low profile one story structure.
- c. The site plan calls for the saving and protection of the majority of the existing trees on the "perimeter" of the project. Anticipated Landscaping will add White Oak, Red Oak, Willow Oak, and Red Maple with a number of flowering bushes and shrubs in accordance with the Chatham County Landscape Ordinance.

LANDSCAPE PLAN AND MATERIALS

70% existing hardwoods, trees, shrubs and grasses will be preserved near the entrance and frontage of the Project. This existing fauna will provide a great buffer zone and will decrease the need to disrupt this part of the land. To supplement the south side, a buffer of Red Cedar will be added alongside the building. Approximately 25 will be used. Lining the Red Oak closest to the building will be 4 foot 5-7gallon pot size Russian Olive. The driveway will be lined with Butterfly Shrubbery and Mahoney Holly as these are water and Deer resistant. The Holly bushes will bloom berries the size of grapes. These flowering bushes will enhance the natural beauty. Buffers to be used on the south and north side of the property will be: Hardwoods of White Oak, Maple and willow oak. The caliber of each will be 2.5inches. Each tree will be approximately 10-12 feet in height. There will be approximately 15 on each side. The reasons for these choices are the tap roots go down which results in decrease in water needed and additionally, these roots will not interfere with concrete, paving, building structures and/or septic systems. These trees provide a great canopy for the Kennel. Accents of Pink Spyri which is also water resistant and blooms in the summer will be used. In addition, accents of Pampas grasses and Zebra grasses will be planted. These stay nice all year and the Deer will not eat them. Double shredded hardwood mulch and topsoil will also be used.

- d. Screening and buffering of the surrounding property, which is very rural, will be done by utilization of the existing vegetation and the proposed Landscape Plan vegetation. The Code setbacks call for a 40 foot front with 25 foot side and rear yards. These requirements are less than what is being provided.
- e. A majority of the 5.99 acre site will remain in a natural condition. The very nature of the Kennel operation indicates that the natural areas will be more suitable to the business use for the pet population. No permanent, designated natural preserved areas have been determined or anticipated.
- f. The site boundaries are indicated on the Site Plan which shows the intended division of the facility site within the original 20 acre property. The subdivision of this 5.99 acre tract will be handled as a minor division and finalized upon approval of the CUP.

- g. The proposed parking design and layout allows for 23 parking spaces one of which will be a dedicated handicap space. The parking area is positioned in the front of the building and will have appropriate landscaping.
- h. The sign shall be of wood construction and will be placed at/near the driveway entrance, but out of the NCDOT site distance easement. The sign itself is intended to be 60” across x 48” high and will stand approximately 48” off the ground.
- i. The project Site Utility plan shows where future buildings and facilities could be built if the business is prosperous and the growth is needed. These involve an Agility Building and a dedicated office building.
- j. With regard to lighting please refer to the proposed construction plans and reference the following letter from the Project Landscape Architect Turnkey, Inc.

TURNKEY, Inc.

June 12, 2008
Mr. Scott Schultz
6545 N.W. Hwy 87 North
Pittsboro, North Carolina 27312

**SUBJECT: Proposed Pet Lodge 87
Pet Care Facility
Site Lighting Assessment Comments**

Dear Mr. Schultz,

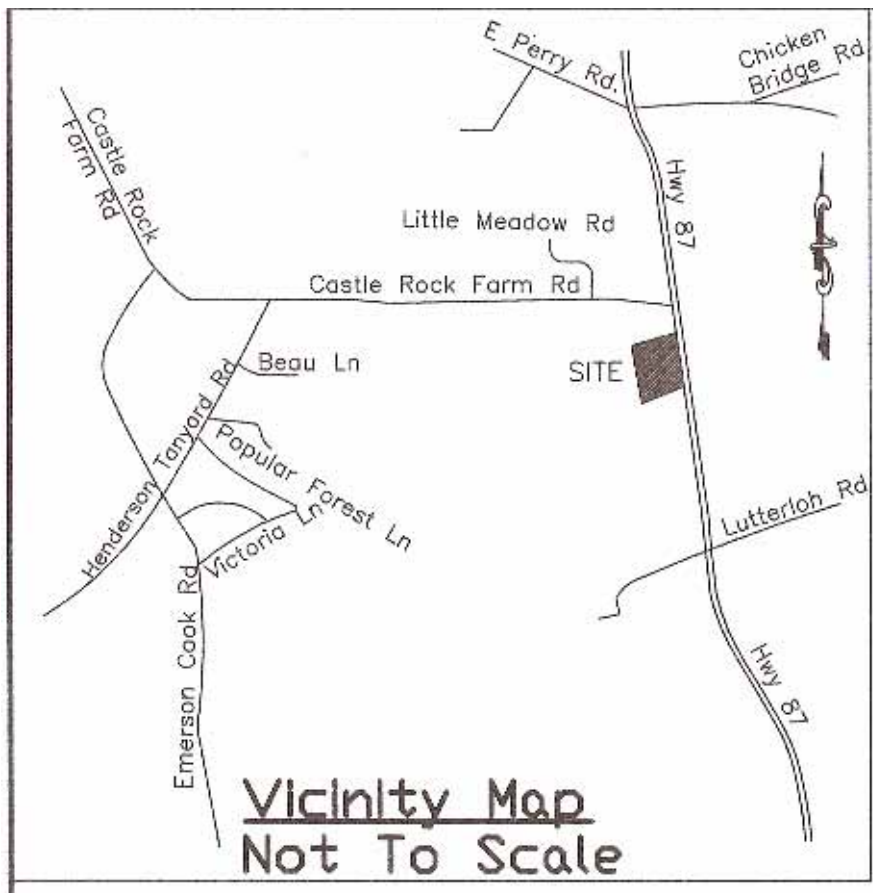
As per your request, I offer the following in regard to proposed site lighting that may occur with the intended new Pet Care Facility, as designed by us.

Your proposed facility as typical with my designs will be designed with “wall pack” type lights attached to your building. These lights will be mounted anywhere from 9’ to 15’ off the ground. The wattage and type will typically be 175w with a few 400w metal halides. They are used to light your parking lot and surrounding dog exercise areas for security and safety of your staff and the public during your operating hours of 6:30 am to 8:30 pm. They are on a time clock. There may be the need for a few Barn type with a photocell lights mounted on 15’ wooden poles for security located on the four corners of the facility grounds. Since the distance to the neighboring property is so far and the lights by design are tilted downward there should be no undesired affect to the adjacent property. We have used this site lighting system successfully for many kennels facilities in Houston.

Therefore, we would not expect the proposed exterior lighting of the new Pet Care and Boarding facility to produce any significant lighting impact on the adjacent neighbors.

Sincerely,
Al Locker – Pres. Turnkey, Inc.

- k. The Site is allowed to have 24% of impervious surfaces. The current layout calculates to about 10% of impervious surface which will allow for future expansion. With this small amount of impervious surface, a stormwater management plan does not appear to be needed.
- l. An existing conditions map and drainage delineation plan are included in the Design Construction Plans. These show that the water will “sheet flow” northward across a portion of the original wooded parcel towards the Long Branch Creek. The steepest slope on the property is less than 6% and the site currently has “scrub brush and a heavy growth of pine. The “Green” development guidelines discourage concentrated stormwater run-off. It is the intent of this design to utilize as much “sheet-flow” as possible.
- m. No streams or water hazards were found on the 5.99 acres intended for this facility.
- n. A vicinity map is included with this application and with the Design Construction Plans. The site is on west side of Hwy. #87 north of Lutterloh Road and south of Castle rock Farm Road.



LOCATION MAP

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREIN CONFORMS WITH THE CERTAIN COUNTY WATER/SOLID WASTE/SEWER AND/OR LAND DEVELOPMENT REGULATIONS AND/OR REGULATIONS OF THE REGISTER OF DEEDS OFFICE.

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERWAYS DEVELOPMENT REGULATIONS ZONE. ANY APPLICABLE REGULATIONS SHALL APPLY.

DATE: _____ WATER/SOLID WASTE/SEWER: _____

NOTICE TO BUYER

The purchaser of this property shall be bound by the terms and conditions of the plat and the regulations of the County of Durham, North Carolina, and the regulations of the Register of Deeds Office, which are hereby incorporated by reference into this deed. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities before commencing any development or construction on this property.

APPROVED FOR RECORDING

DATE: _____

APPROVAL FOR MINOR SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR DURHAM COUNTY, NORTH CAROLINA, AND THE REGULATIONS OF THE REGISTER OF DEEDS OFFICE. THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

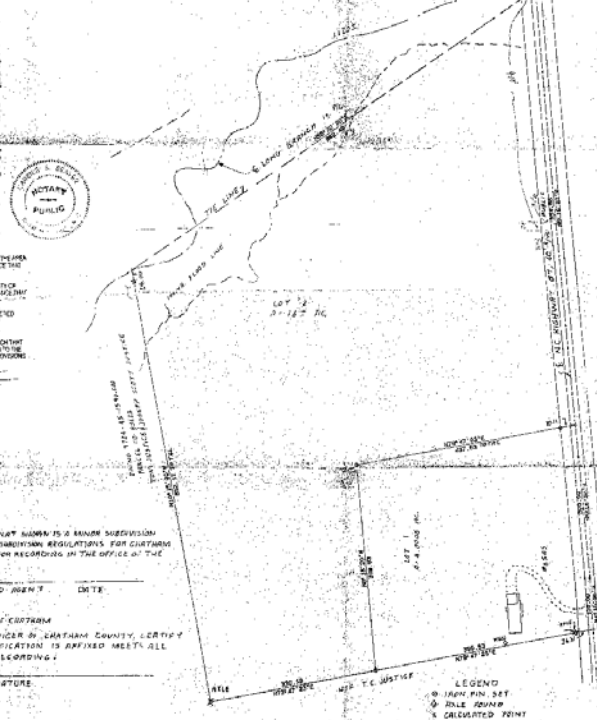
DATE: _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, REVIEW OFFICER IN CHARGE, CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____ REVIEW OFFICER'S SIGNATURE: _____



NOTARIAL PUBLIC

L. DOUGLAS R. BECKER

Notary Public in and for the State of North Carolina

My Commission Expires: _____

My Office is located at _____

My Office Hours are _____

My Office Phone Number is _____

My Office Fax Number is _____

My Office E-mail Address is _____

My Office Website is _____

NOTARIAL PUBLIC

RONALD L. BECKER

Notary Public in and for the State of North Carolina

My Commission Expires: _____

My Office is located at _____

My Office Hours are _____

My Office Phone Number is _____

My Office Fax Number is _____

My Office E-mail Address is _____

My Office Website is _____

OWNER: SCOTT H SCHULTZ & DIANA L DOODLE

2145 N.C. HWY 27N

ROSELAND, N.C. 27588

PLN NO: 7324-55-5653-000

OWNER ID: 162172

PARCEL NO: 18824

WATER/SEWER: VWS-IV PS

PROPERTY OF

SCOTT H SCHULTZ & DIANA L DOODLE

REPRESENTED BY: RONALD L BECKER & BEVERLY C BECKER, D.D. 1245 PG 860, DRIVES 100 W 100

HADLEY TOWNSHIP, DURHAM CO., N.C.

SEPT 1, 2006

SCALE: 1" = 100'

PL 9 AUG. 1958

217 BECKY DRIVE, RAHAM, N.C. 27503 216-477-4186



Site Exhibit For Schulz, Kennel

John W. Harris, P.E.
Consulting Engineer, Inc.
1400 N. 17th St.
Tampa, FL 33607



GENERAL NOTES:

1. The landscape plan is 12" and 1/4" scale.
2. The site plan is 1/4" = 1'-0" scale.
3. The site plan shows the location of the building and the proposed landscape plan.
4. The landscape plan shows the location of the trees and shrubs to be planted.
5. The landscape plan shows the location of the lawn and the proposed irrigation system.
6. The landscape plan shows the location of the walkways and the proposed paving.
7. The landscape plan shows the location of the parking area and the proposed paving.
8. The landscape plan shows the location of the driveway and the proposed paving.
9. The landscape plan shows the location of the fence and the proposed paving.
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20. The landscape plan shows the location of the retaining wall and the proposed paving.

PLANT LEGEND - PROPOSED

SYMBOL	PLANT NAME	HEIGHT	SPACING
(Symbol)	12 TAMMARA PALM	18-20'	20'
(Symbol)	13 SILVER PALM	18-20'	20'
(Symbol)	14 PINK PALM	18-20'	20'
(Symbol)	15 ORANGE PALM	18-20'	20'
(Symbol)	16 YELLOW PALM	18-20'	20'
(Symbol)	17 RED PALM	18-20'	20'
(Symbol)	18 CASSIA PALM	18-20'	20'
(Symbol)	19 PALM	18-20'	20'
(Symbol)	20 PALM	18-20'	20'

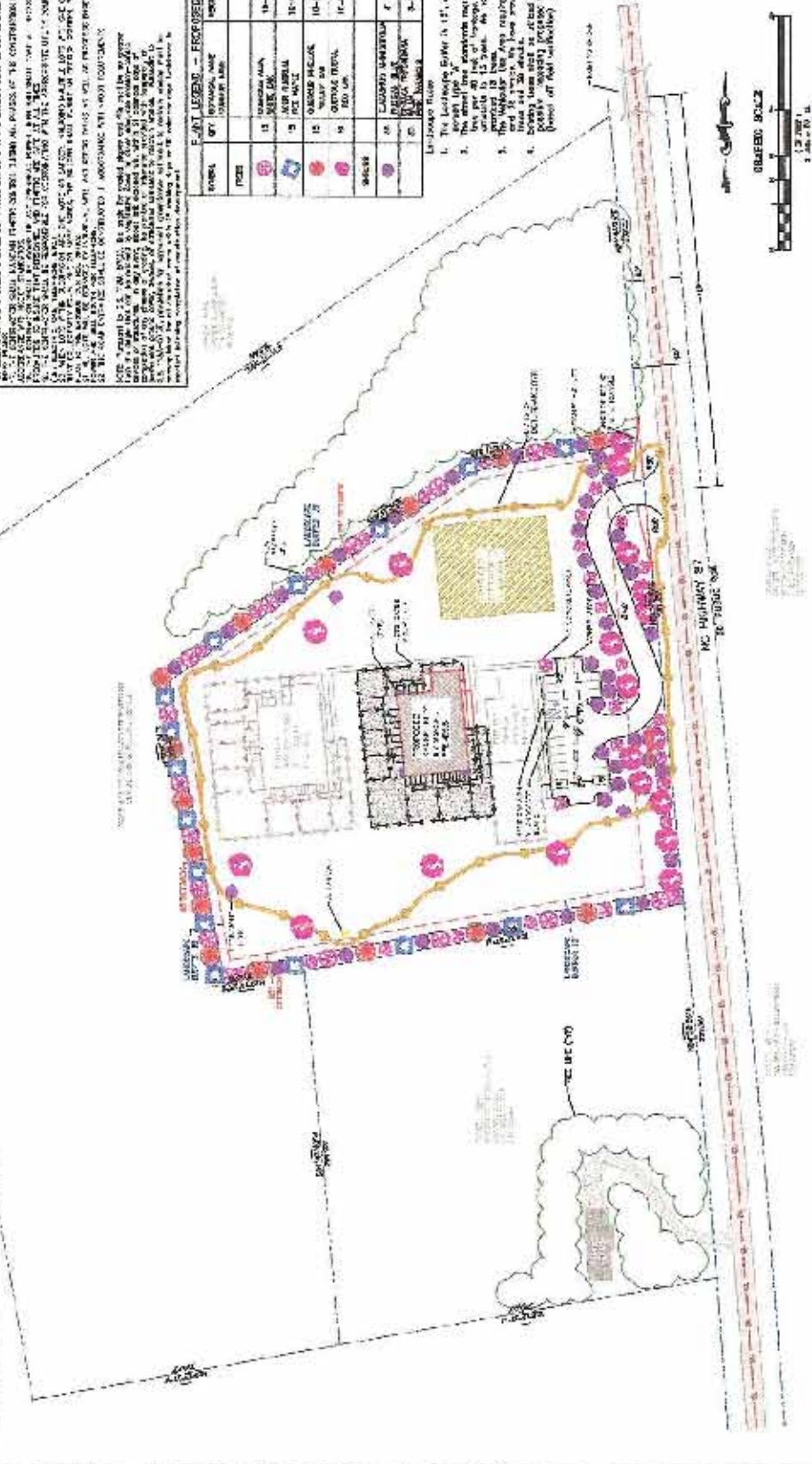
- Landscape Notes:**
1. The landscape plan is 12" and 1/4" scale.
 2. The site plan is 1/4" = 1'-0" scale.
 3. The site plan shows the location of the building and the proposed landscape plan.
 4. The landscape plan shows the location of the trees and shrubs to be planted.
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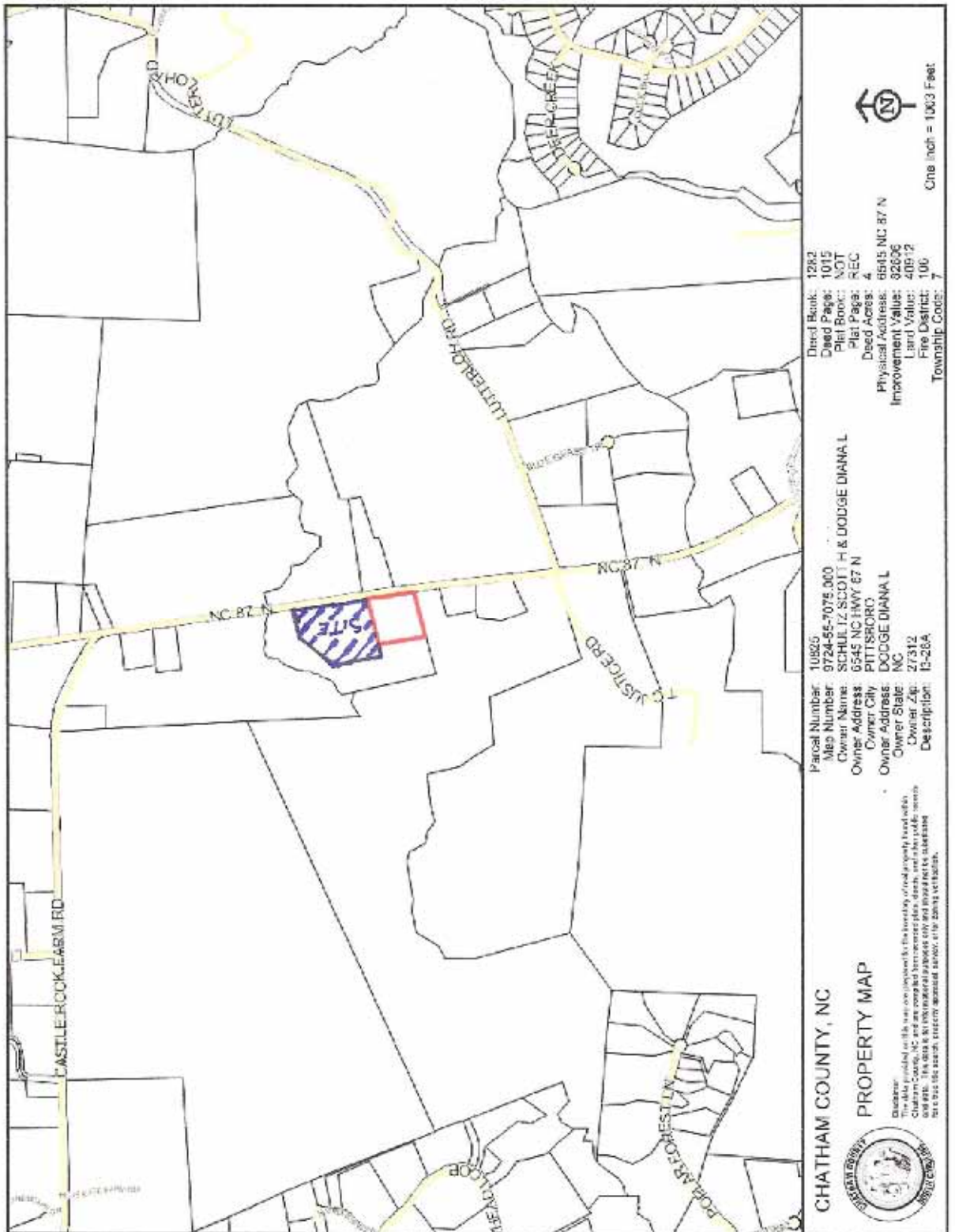
- NOTES:**
1. All trees to be planted 12" and 1/4" scale.
 2. All trees to be planted 12" and 1/4" scale.
 3. All trees to be planted 12" and 1/4" scale.
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 19. All trees to be planted 12" and 1/4" scale.
 20. All trees to be planted 12" and 1/4" scale.

SITE DATA TABLE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	12 TAMMARA PALM	10	PLANT
2	13 SILVER PALM	10	PLANT
3	14 PINK PALM	10	PLANT
4	15 ORANGE PALM	10	PLANT
5	16 YELLOW PALM	10	PLANT
6	17 RED PALM	10	PLANT
7	18 CASSIA PALM	10	PLANT
8	19 PALM	10	PLANT
9	20 PALM	10	PLANT



- o. A Chatham County property tax map is included and shows the property as indicated.



4. Start and Completion Projections

Start and completion Projections

The approximate start time for this project is September 2008, assuming all building permits have been approved and received. The Project will be divided into phases. The first phase should be completed spring/early summer of 2009 and ready for operation. To achieve fiscal responsibility, it is the goal to begin boarding early summer. According to ABKA statistics, obtaining the business at the start of the peak boarding period is critical to Pet Lodge 87 financial success in the first year. The future expansion will depend on the success of the original concept.

5. Reference to Existing County Plans

Reference to Existing County Plans

Although the county holds a moratorium on new developments, there is currently a need to service the new and growing residential population and their pets. The landscape design is in line with the vision of our county's view of natural settings. In addition, the project is firmly committed to environmentally friendly goals as outlined in the marketing presentation.

This site is not mentioned or included in any current county plans (highway, watershed). The area was recently included in the RA-40 Highway Corridor rezoning that was recently adopted. This type of zoning requires a kennel boarding and pet retreat operation to obtain a conditional use permit. The RA-40 zoning assumes 1 acre lots being developed and thus a kennel could be a noise issue. This operation will occupy 16 acres and thereby should not have the same problems and issues associated with smaller property sizes.

This site is not mentioned or included in any current county plans (highway, watershed). The area was recently included in the RA-40 Highway Corridor rezoning that has been recently adopted. This type of zoning requires a kennel operation to obtain a conditional use permit. The RA-40 zoning assumes 1 acre lots being developed and thus, a kennel could be a noise issue. This operation will occupy 5.99 acres and thereby will not be a problem.

SPECIFIC APPLICATION REQUIREMENTS

II. FINDING #1

1. Validation for use in Zoning Ordinance

The requested use is eligible for this site as listed per Chatham County Zoning Ordinance 10.3 B. (See excerpts from code in back of submittal package)

2. Land Development Plan Reference

The Land development Plan (LDP) calls for a balance of growth and the growth to be in suitable, desirable areas of the County. The use of this rural area for a Pet boarding Facility is compliant with the fundamental goals of the plan. The use in a "corridor" area allows use of the existing transportation infrastructure. The rural nature of this particular location allows the first step in the mixed use concept for economic development of this area. The conditions of the site are well suited for this as there are suitable soils, low environmental issues, easy access to the thoroughfare, and this use preserves the current character of the area.

Specifically;

This is a plan for balanced growth for this area. It promotes a sustainable enterprise that generates a mix of use and is an appropriate application for development for both economic and environmental concerns. The Transit

services for this type of use are already in place. The plan, being 5.99 acres is keeping with the 5 acre desired lot size. The use maintains the low density character of the area that Preserves the form and function of rural character. Other LDP compliance issues relate to emphasizing businesses in rural portions of the county.

III. FINDING #2

1. Need and desirability

Pet Lodge 87 will be a service to Chatham and surrounding counties that will provide customized and unique features for pet owners to include boarding, daycare, family activity, pet grief counseling, training and retail sales.

The uniqueness of the services offered are outlined in the Marketing presentation.

The owners are uniquely qualified as Scott Schultz has Certified Trainer status and Diana Schultz has a background in Microbiology, Immunology and experience with OSHA regulations and regulatory matters.

Both have many years experience with sales, marketing and personnel management.

The requested use is desirable for the convenience of the growing population of Chatham County. The growth has brought a large number of new families, with pets to the area. These families often take vacations and/or travel. Therefore it becomes necessary to board their pets. The requested use is essential as it allows for the proper care and comfort of the pets that might otherwise be left with little or no attention for long periods if time. A research of Demographics (Clarita’s, Inc.) shows that the number of homes in a 10 mile radius of the proposed facility is 11,435, and that they have approximately 4,254 dogs and 3,705 cats. It is anticipated that the population will increase by at least 11% over the next 5 years.

Demographic information from site at 6545 NC 87 N Pittsboro, NC

	<u>Population est. 2007</u>	<u>Population est. 2012</u>	<u># of households 2007</u>	<u># of households est. 2012</u>
5 mile radius from site	4,076	4,532	1,705 Est. # of dogs=634 Est. # of cats=552	1,911 Est. # of dogs=711 Est. # of cats=619
10 mile radius from site	27,470	30,167	11,435 Est. # of dogs=4254 Est. # of cats=3705	12,646 Est. # of dogs=4704 Est. # of cats=4097
20 mile radius from site	250,849	272,447	102,169 Est. # of dogs=38,007 Est. # of cats=33,103	112,003 Est. # of dogs=41,665 Est. # of cats=36,289

[Demographic statistics from Clarita’s Site Reports and market research statistics from the American Veterinary Medical Association ‘07]

Essential or Desirable Service to community

The requested use is eligible for the requested site as per Chatham County zoning ordinance 10.3B

The area being discussed is considered part of the Research Triangle Region of Raleigh-Durham-Chapel Hill NC. The Triangle region had the largest population increase (34.6 %) in the state according to the figures from 1990 to the 2000 censuses. Pittsboro NC had a percentage increase during the same time period of 55% while the county, Chatham, had an increase of 26.6%. Chapel Hill had a population increase of 14% for the 2000-2005 year period.

In addition, the April 23, 2007 issue of Forbes magazine listed Raleigh #1 and Durham #7 in its list of “Best Places for Business and Careers” of national metro areas using criteria such as business and living costs as well as job and income growth.

The county and town of Pittsboro therein is presently dealing with pressures and proposals for large retail developments (one proposal is 1.3 million sq. feet of retail space) and multiple high dollar housing developments. By one estimate, more than 10,000 new housing units have been proposed and approved for the county within the next 10 years.

One mile from our site two new housing developments with parks and a golf course with a total of approximately 1500 new units are proposed to be built. It is expected that due to location and convenience these neighborhoods will provide a significant amount of business.

In short, the area of which we are speaking is one of the next extremely high growth areas in the entire region.

In summary, the requested use is desirable for the convenience of the growing population of Chatham County. The growth has brought a large number of families and their pets to the area. These families often take vacations and/or travel and cannot/should not leave their pets (family members) at home. The requested use is essential as it allows proper care for pets who would be unattended when families travel and have to result to friends or family “checking in and feeding” the pets on an unpredictable basis. In addition, these families have friends and family members of their own visiting their homes in Chatham County. This facility now allows for visiting and out of town guests an option to board their pet (family member) in the same town where they are visiting. The Lodge’s hours will accommodate these situations.

2. Survey of Similar Uses

The research information describes what is considered to be the relevant examples of the “similar use” facilities for this proposal. What is unique about this request is that it will be one of the only full service luxury sites in Chatham County (the other being newly opened with a very limited capacity). Due to the tremendous recent growth of the county and the anticipated growth for years to come the need for pet services in this area is about to increase at a high rate. The idea behind this proposal is to not only keep our existing population utilizing local business but also looking outside of the traditional region for other business. That is why this proposal looks to certain competitors 2 towns away.....the local population has limited local “luxury” options for their pets.

This idea and proposal offers that option for Chatham County.

None of the indicated and identified similar uses are either adjacent to or considered “near” to this proposed facility.

In reviewing what can be considered the relevant competition that the potential lodge will have, the following information should be considered.

The 8 businesses noted in the “competitive analysis” worksheet are what are considered to be the most relevant to the business model. The businesses are listed according to distance from the site in order to take into consideration travel for the expected basis for potential customers.

The 4 businesses listed first are considered to be the most relevant for the model being discussed due to the fact that they are within a 15 mile radius.

1. Kennel 1 is located approximately 4 miles away from the desired site. They offer 12 “cabins” for dogs with other amenities. The idea is very unique; however, the amenities offered are not similar to what this plan offers.
2. Kennel 2 is a small older house based unit with limited services and very few modern or updated facilities. It could easily be considered a grooming business that offers some boarding services rather than a traditional kennel.

3. Animal Hosp 1 is one of the town vets with a small facility with few outdoor runs and very limited “other” boarding services.
4. Animal Hosp 2 is the newest vet facility in the area having just opened this spring. It is a brand new building so its appearance is fresh. It is first and foremost a veterinary office so although many other services are offered (grooming, training, boarding etc.) it looks and feels like a sterile medical office. The cat boarding facilities are modern condos while the dog facilities are indoor only, standard cinder block stalls.

The final 4 listed kennels are as much as 32 miles away but are included because these facilities most closely match the model and range of services that are offered with this plan. Furthermore, they are included due to the fact that when making inquiries about whether they get any business from the specific area (Northern Chatham) all indicated that they do to varying degrees.

5. Kennel 3 is a home based facility that just recently went through an expansion. It is established in the next town over and offers the line of services that we plan. It is not a modern facility in that it relies on older smaller structures and no outdoor runs. They do offer outdoor daycare services in multiple yards.
6. This is the primary facility in Chapel Hill. It is established and is in a more metro area compared to our site. Due to its noise ordinances outdoor services are limited but its client base is very close to its somewhat convenient locale.
7. Animal Hosp 3 is both a vet clinic and large boarding facility. It offers a fine range of services and maintains a good reputation in the community.
8. The final and most distant facility (Kennel 5) is listed due to the fact that for dog boarding (no cats) it seems to be the local favorite. They receive customers regularly from the most exclusive gated neighborhood in the region near our site. They have an extensive a la carte menu of services including indoor training and nightly movies with luxury suites. The facility is aesthetically pleasing with a beautiful lobby and a dog pool but all runs are indoors due to its locale and they do not board cats. The wait list is months out for a multiple night stay and they actually require “membership” to board.

3. Public Provided Improvements

No Public or County provided improvements will be required or needed for this facility.

4. Employment

Employment and Staffing

This project will generate jobs due to the construction and landscaping of the project itself and on a long term basis it is anticipated that with the future expansion, the project will employ as many as 10 employees.

Year 1

1 FTE Business Manager

1 FTE Receptionist

3 part time Kennel associates during low vacancy months. 1 part time position will be 7am-noon. 1 part time position will be in the afternoon. Year 1, Scott Schultz will serve in one of these positions.

Additional part time positions during high vacancy months will 1 extra part time position, and 1 FTE, especially during the summer months.

Positions for Daycare will conform to NC regulations of 1 FTE/25 dogs. However, Pet Lodge 87 goals will be 1 FTE/10 dogs.

Pet Lodge 87 has budgeted \$8/hour. Minimum wage is currently \$5.75/hr.

Applicant Pool will consist of college graduate students in the fields of microbiology, public health, health sciences and clinical laboratory sciences. In addition, the applicant pool will rely heavily on retired hospital employees known to the owners.

Novel ideas including job sharing will be considered.

Future ideas to include mentoring programs will be researched and implemented.

The interviewing process will be based on a “targeted selection” process where the interview guides contain specific situational questions to predict future behavior. A process of scoring interview answers to specific situations will be the key to identifying satisfactory job fit.

Scott Schultz will serve as the Business Manager.

Scott Schultz responsibilities for employment will include:

- Serve as one of the interviewers and score interview guide
- Training in animal care, animal signals, animal health and identification of animal aggressiveness.
- Serve as daily supervisor of employees

Diana Schultz will serve as assistant manager and will be responsible for:

- Writing and maintaining job descriptions
- Interviewing applicants
- Hiring/firing
- Perform safety and OSHA regulation training
- Create and maintain a competency program
- Conduct probationary period and yearly employee evaluations

IV. FINDING #3

1. Emergency Services

Emergency Services can be provided without any additional requirements. Both the County Sherriff and the Fire Marshall were consulted regarding the proposed facility. The Response from Captain Roy Allen was that he had no problem with this and he indicated that he could cover the project. Also, Chief Daryl Griffin provided an email that he could provide a response time of 3-5 minutes in an emergency.

Zimbra Collaboration Suite

sschultz4243@embarqmail.com

Re: Schultz Kennel letter request

Monday, June 09, 2008 1:26:49 PM

From: daryl@pittsborofire.com

To: sschultz4243@embarqmail.com

At 05:43 PM 6/5/2008, you wrote:
Mr. Schultz,

Fire protection at your facility will not be problem, most homes are a greater concern to us. With you applying through the county, Fire Marshal Thomas Bender will review your plan's and if there are any concerns he will pass it on to me. After your facility is built, we would need to come over and do a fire pre-plan of your building, that will give us a lot of information of your facility, such as power shuts off's water shut off's and any danger areas that you may have.

Response to your location will be around 3 to 5 minutes after dispatch, our new sub-station will be the primary department to your area.

I hope this will be what your need and the best of luck

Daryl Griffin
Chief
Pittsboro Fire Rescue Department

Dear Fire Chief Griffin,

Thank you for taking the time to speak with me this afternoon.

As mentioned, we are attempting to attain approval for a dog/cat boarding kennel through the county. In order to do so we need to obtain approval for a "conditional use permit",and within the required (or in this case optional) submissions check list, there is a section for Emergency Services.

I will quote (page 4 Submission Materials Check List): " Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter."

Chief Griffin, I have spoken with Mr. Bender, he gave me your name. I'm attempting to provide what the county needs therefore.....

Do you cover us? Do you have any concerns about our business? What is the approximate response time? Are you willing to provide a letter that I can present to the county?

Our location: 6545 NC 87 N....approximately 5 miles north of the 64/87 interchange. Specifically, one mile north of the back entrance of Chapel Ridge.....between Lutterloh and Castle Rock roads on the left.

Please contact me with any questions or concerns.

Thank you very much for your time.

Regards,

Scott Schultz

919-542-9932 or 919-622-1967

2. Traffic

The generation of traffic for this facility will in all likelihood be during off-peak hours. The use is inherent to the vacationer or traveler who will be dropping off or picking up during mid morning or mid afternoon hours. It is also inherent that the trips to this facility would be separated by time as the reason for boarding is travel or vacation, the pick-up and or drop off is separated by the time spent away. The average projected animal population is anticipated to be 20 to 30 pets.....as an annual average. The theoretical trip generation on a “daily” basis would be 10 to 15 trips daily.....as averaged annually. The traffic analysis indicates that such a facility does not create a high or even medium trip-per-day generation.

3. Visual Impact and Screening

The site plan calls for the saving and protection of the majority of the existing trees on the “perimeter” of the project. Anticipated Landscaping will add White Oak, Red Oak, Willow Oak, and Red Maple with a number of flowering bushes and shrubs in accordance with the Chatham County Landscape Ordinance.

LANDSCAPE PLAN AND MATERIALS

70% existing hardwoods, trees, shrubs and grasses will be preserved near the entrance and frontage of the Project. This existing fauna will provide a great buffer zone and will decrease the need to disrupt this part of the land. To supplement the south side, a buffer of Red Cedar will be added alongside the building. Approximately 25 will be used. Lining the Red Oak closest to the building will be 4 foot 5-7gallon pot size Russian Olive. The driveway will be lined with Butterfly Shrubbery and Mahoney Holly as these are water and Deer resistant. The Holly bushes will bloom berries the size of grapes. These flowering bushes will enhance the natural beauty. Buffers to be used on the south and north side of the property will be: Hardwoods of White Oak, Maple and willow oak. The caliber of each will be 2.5inches. Each tree will be approximately 10-12 feet in height. There will be approximately 15 on each side. The reasons for these choices are the tap roots go down which results in decrease in water needed and additionally, these roots will not interfere with concrete, paving, building structures and/or septic systems. These trees provide a great canopy for the Kennel. Accents of Pink Spyri a which is also water resistant and blooms in the summer will be used. In addition, accents of Pampas grasses and Zebra grasses will be planted. These stay nice all year and the Deer will not eat them. Double shredded hardwood mulch and topsoil will also be used.

- a. Screening and buffering of the surrounding property, which is very rural, will be done by utilization of the existing vegetation and the proposed Landscape Plan vegetation. The Code setbacks call for a 40 foot front with 25 foot side and rear yards. These requirements are less than what is being provided.
- b. A majority of the 5.99 acre site will remain in a natural condition. The very nature of the Kennel operation indicates that the natural areas will be more suitable to the business use for the pet population. No permanent, designated natural preserved areas have been determined or anticipated.
- c. The site boundaries are indicated on the Site Plan which shows the intended division of the facility site within the original 20 acre property. The subdivision of this 5.99 acre tract will be handled as a minor division and finalized upon approval of the CUP.
- d. The proposed parking design and layout allows for 23 parking spaces one of which will be a dedicated handicap space. The parking area is positioned in the front of the building and will have appropriate landscaping.
- e. The sign shall be of wood construction and will be placed at/near the driveway entrance, but out of the NCDOT site distance easement. The sign itself is intended to be 60” across x 48” high and will stand approximately 48” off the ground.
- f. The project Site Utility plan shows where future buildings and facilities could be built if the business is prosperous and the growth is needed. These involve an Agility Building and a dedicated office building.

- g. With regard to lighting please refer to the proposed construction plans and reference the following letter from the Project Landscape Architect Turnkey, Inc.

4. Lighting

The Facility will have outdoor lighting for safety and security. The following letter from the Project Architect will describe the types and wattages. The designers have given a lot of thought to the design. The lighting must be functional but not obtrusive to the surrounding properties. The size of the property is a huge factor and the screening and landscaping plan will provide the assurance that there will be no spillover light.

June 12, 2008

Mr. Scott Schultz
6545 N.W. Hwy 87 North
Pittsboro, North Carolina 27312

**SUBJECT: Proposed Pet Lodge 87
Pet Care Facility
Site Lighting Assessment Comments**

Dear Mr. Schultz,

As per your request, I offer the following in regard to proposed site lighting that may occur with the intended new Pet Care Facility, as designed by us.

Your proposed facility as typical with my designs will be designed with “wall pack” type lights attached to your building. These lights will be mounted anywhere from 9’ to 15’ off the ground. The wattage and type will typically be 175w with a few 400w metal halides. They are used to light your parking lot and surrounding dog exercise areas for security and safety of your staff and the public during your operating hours of 6:30 am 8:30 pm. They are on a time clock. There may be the need for a few Barn type with a photocell lights mounted on 15’ wooden poles for security located on the four corners of the facility grounds. Since the distance to the neighboring property is so far and the lights by design are tilted downward there should be no undesired affect to the adjacent property. We have used this site lighting system successfully for many kennels facilities in Houston.

Therefore, we would not expect the proposed exterior lighting of the new Pet Care and Boarding facility to produce any significant lighting impact on the adjacent neighbors.

Sincerely,

Al Locker – Pres.

5. Noise

Any time you have dogs and cats together in a kennel; you will have “noise”. The concept with the location of this facility is to place it in a rural area so that noise is not as likely to be a nuisance. That being said the following letter and noise analysis has been provide by the Architect. Together with the screening and the landscaping, we are certain that he any noise will be muffled and will not be a problem. I would also point out that the degree of decibels that are generated from barking dogs is not as high as the normal person would anticipate.

TURNKEY, Inc.

June 12, 2008

Mr. Scott Schultz
6545 N.W. Hwy 87 North
Pittsboro, North Carolina 27312

SUBJECT: Proposed Pet Lodge 87 Pet Care Facility Noise Assessment Comments

Dear Mr. Schultz,

As per your request, I offer the following in regard to potential sound level increases that may occur with the intended new Pet Care Facility, as designed by us.

GENERAL

Your proposed floor plan as typical with my designs will be designed with compartmentalized areas unlike most kennels, therefore reducing the number of dogs in any one space. This limits the amount of dogs possibly barking in unison, therefore reducing the amount of sound. This has been very effective. Most of the dogs kept in this type facility will be inside house dogs and when exercised on a regular basis, are less stressed and bored and therefore don't need to burn off energy by barking. Other type kennels, and shelter environments where they are never removed from their pen are the main cause of noise. . In my style facilities the dogs are on a regular schedule like home and get up @ 7 am when the staff comes in to feed and clean, and go to bed @ 8 pm when the staff goes home. They are put inside and sleep thru the night as we do. The design as proposed has approx. 16 individual pet "suites" – rooms which additionally separates them from the general pet population. The design allows for convenient "traffic" flow from one end of the kennel to the other with a minimal amount of passing in front of other kennels and therefore minimizes the disturbing the other pets.

Your interior building finishes will be such that the noise is reflected inward and absorbed by the acoustical ceiling and building mass.

NOISE ANALYSIS

The facility floor plan as proposed will include indoor only enclosures, indoor enclosures with outdoor adjoining enclosures, and larger outdoor exercise areas for cats and dogs. Our review is focused on controlling noise from dogs within the facility.

Sound energy of dogs barking within interior kennels and other enclosed activity are typically amplified somewhat by the reverberant character of the enclosing space. Some noise suppression baffles and/or panels will included in the design of the interior to control excessive reverberance, the majority of the surfaces within the facilities interior are expected to be covered with materials which are considered to be acoustically reflective (i.e. consisting of metal, concrete, plaster, etc.). With an acoustically reflective interior, reverberant noise build-up would be expected to add to the sound generated by barking dogs within the space. However because of the compartmentalized design not more than 26 dogs are located together in any one area.

Studies have measured sound levels of up to 82 - 100 dBA with 20 dogs barking in unison with an enclosed room. This is not a typical occurrence, since in order to generate this level of noise; the dogs had to be excited by rattling their cages and artificially upsetting them. Though this scenario is not expected to occur at the proposed facility under normal conditions, it is useful in establishing a worst-case noise condition for the facility. Kennel dogs usually only bark when a strange person, or other dog walks by, or its feeding time and the other pets are being fed. This will only happen when they are entering or leaving, and when they are being taken for exercise. The rest of the time they are at rest. From experience the dogs ignore the staff as they do their owners moving around in their home.

To determine the level of noise which reaches the building's exterior and at the closest noise sensitive receptor we have considered that the acoustic energy produced by dog barks will decrease significantly as it passes through the exterior shell of the building and then will decrease further as it travels from the building to the noise sensitive use. The existing exterior shell of the facility facing and perpendicular to the adjacent noise sensitive use is composed of an insulated sheetrock wall with a cavity and then outside insulated wall, with double insulated windows. Based on this construction type, we expect that the building shell will provide a minimum of 30 dBA of noise reduction with

exterior doors closed. Once noise from the facility reaches the open environment sound levels will attenuate with distance due to spreading out of sound waves, atmospheric attenuation, landscaping, ground absorption, and/or meteorological effects. Considering that the closest noise receptor would be at the neighboring property lines which are approx. 400' to the closest line, and that distance attenuation should account for an additional drop of 10 to 15 dBA at the first 100 feet from the noise source in the facility generated sound levels at this location.

Based on this degree of attenuation, under a worst-case condition (i.e. 20 dogs barking in unison within the same area of the facility) the sound level at the closest noise sensitive receptor is expected to be between 22 and 40 dBA. And this would only be an intermittent occurrence, happening only during the hours of operation, as all pets are put inside at night. This level of noise that naturally occurs in the existing setting and of course an accepted noise level.

Under more normal conditions with an individual dog barking at one time or a pair of dogs barking in unison, interior noise levels would be expected to drop by a minimum of 10 dBA from the worst conditions previously discussed, resulting in a sound level at the closest noise sensitive receptor of between 12 and 30 dBA. As per the attached chart the expected noise coming from the adjacent highway is from 60 to 90 dBA, and the noise coming from the neighborhood to the kennel will be about 50 dBA.

Also approx. 40% of the dog enclosures are inside behind an additional wall reducing their sound by another 10 dBA, and .another 20 percent of those are separated from the outside by a third wall. Also 16 of the enclosures are private "suite" type rooms that have their own TV, and door separation from the rest of the general pet population.

Noise from dogs during exterior play or exercise can occur, however because of your operational model there will not be a mass of dogs barking at the same time, and it will only occur intermittently as you take them for exercise approx. three times a day. Our experience shows that dogs being exercised and in play groups rarely bark much. Plus they are with a staff member during those sessions calming them. Lastly all pets will be indoors during the normal course of business from the hours of 8 pm to 7 am.

Therefore, we would not expect noise due to the new Pet Care and Boarding facility to produce any significant noise impact on the adjacent neighbors. Of course your closest adjoining neighbor, the freeway, is producing higher noise levels than you will.

Sincerely,
Al Locker – Pres

Appendix A:

.This is provided for reference persons not familiar with environmental noise analysis.

Fundamental Concepts of Environmental Acoustics

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales that are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect... Each 10-decibel increase or decrease in sound level is perceived as approximately a doubling or halving, respectively, of loudness over a fairly wide range of intensities. There are several methods of characterizing sound. The most common is the *A-weighted sound level or dBA*. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table

Table 1 Definitions of Acoustical Terms

Decibel, dB

A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.

Sound Pressure Level

Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newton's per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micro Pascal's). Sound pressure level is the quantity that is directly measured by a sound level meter.

Frequency, Hz

The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.

A-Weighted Sound Level, dBA

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

Equivalent Noise Level, Leq

The average A-weighted noise level during the measurement period.

Ambient Noise Level

The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.

Intrusive

That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Reference to Existing County Plans

Although the county holds a moratorium on new developments, there is currently a need to service the new and growing residential population and their pets. The landscape design is in line with the vision of our county's view of natural settings. In addition, the project is firmly committed to environmentally friendly goals as outlined in the marketing presentation.

This site is not mentioned or included in any current county plans (highway, watershed). The area was recently included in the RA-40 Highway Corridor rezoning that was recently adopted. This type of zoning requires a kennel boarding and pet retreat operation to obtain a conditional use permit. The RA-40 zoning assumes 1acre lots being developed and thus a kennel could be a noise issue.

This operation will occupy 16 acres and thereby should not have the same problems and issues associated with smaller property sizes.

Decibel Sound Study

The following chart shows different readings taken at local sites as well as benchmark readings for comparison purposes. It should be emphasized that people who are inside a neighboring building would have exposure much less to that as described in the measurements taken when the dogs were inside (52 dBA). It should also be noted that dog barking has a tonal quality that is more noticeable than other types of mechanical sound, so psychologically, the human ear might be as sensitive to barking that is actually 10dBA less than a mechanical sound. We are confident that the sound levels from activity at our facility will be no more intrusive than other activities in the area, especially including the heavier traffic on Highway _____.

Comparative Sound Energy Measurements

Location	Noise Source	dBA Measurement	Subjective Measurement
-	Threshold of pain	130	-
-	Jet engines	120	DEAFENING
-	Loud rock band	110	-
-	Loud horn	100	-
-	8-hour industrial noise exposure limit	90	VERY LOUD
Kennel	20 feet away from dogs who had been incited to bark in a room	82	
-	Busy downtown street	80	-
350 feet from Highway	Light highway traffic	80	-
Street	Busy street traffic - 8:30 a.m.	76	-
-	Stenographic room	70	LOUD
Kennel	Approximately 15 dogs OUTSIDE - 30 feet from fence - during consistent barking	68	-
Kennel	100 feet from building - 20-30 dogs barking INSIDE - Truck made delivery 200 feet down back alley - 1:00 p.m.	65	-
Kennel	Approximately 20 dogs OUTSIDE - 30 feet from fence - during barking - 2:30 p.m.	65	-
Highway	Medium traffic levels	64	
-	100 feet away from freeway	60	-
Kennel	100 feet away from dogs who had been incited to bark outside	59	
Kennel	100 feet from building - 20-30 dogs barking INSIDE	55	-
Kennel	Approximately 30 dogs INSIDE - 35 feet from building - during consistent barking	52	-
-	Average open office	50	MODERATE
-	Soft background music	40	-
-	Average residence - No activity	30	QUIET
-	Whisper	20	-

6. Chemicals, Biological and Radio Active Agents

No harsh or dangerous chemicals will be used at this facility. In keeping with the “Green” design concept, only non toxic, biodegradable chemicals will be used. The following is a list of the cleaners, soaps and deodorizers that will be kept, used and stored at the site.

Partial Example of Products to be Utilized

Product	Use	MSDS
Trifectant	Disinfectant	Yes
Odor Destroyer	Air Freshener	Yes
Pad & Elbow Protector	Salve	Yes
Tearless Shampoo	Shampoo	Yes
Hypoallergenic Crème Rinse	Shampoo	Yes
Triclosan Hand Soap	Cleaning	Yes
Mat Out	Grooming	Yes
Nature's Miracles	Stain & Odor	Yes
Air Deodorizer	Deodorizer	Yes
Arm & Hammer Detergent	Laundry cleaning	Yes
Automatic detergent	Dish cleaning	yes

7. Signs

- a. The Kennel intends to apply for a Chatham County sign permit and will comply with all ordinances and regulations that may apply. The sign shall be of wood construction and will be placed at/near the driveway entrance, but out of the NCDOT site distance easement. The sign itself is intended to be 60” across x 48” high and will stand approximately 48” off the ground.

See sign diagram

V. FINDING #4

1. Land Development Plan

The requested permit will be consistent with the objectives of the Land conservation and Development Plan.

2. Land Conservation and Development

The Chatham County Land Development Plan calls for balanced growth for the county. This project will be part of that balance, providing a sustainable business model and needed services to the residents of Chatham County, while preserving both the form and function of rural character. This project is located along a main transportation corridor. It has always been a policy of Chatham County Planning to locate businesses along major arteries where the infrastructure is better suited and already in place. According to the Chatham County Land Development Plan the land along the main corridors should be well planned and integrated as a mix with homes, institutions, civic spaces and other various uses.

The design of the building and the landscape buffering from the adjacent rural properties will allow this project to blend with the rural character of this area. This is the kind of rural compatibility noted in the Chatham County Land Development Plan.

In summary, this project exemplifies the Chatham County Land Development Plan policy objectives of balanced growth, consisting of a mix of different types of development, producing sustainable business enterprises, guided to appropriate locations and designed appropriately for its setting. This project will produce a sustainable business enterprise, which will add to the County employment base and supply a much needed service to the residents of Chatham County.

3. Watershed and Flood Considerations

The project site is part of a 20 acre tract that borders on the Long Branch creek. This creek is located within a FEMA study reach. The FEMA map reference is 3710972400J. The 5.99acre portion that this facility will be situated upon, will be approximately 200 feet from the edge of the 100 year flood plain and therefore the site, as selected, will not contain any flood hazard areas. In fact the selected site is at the very peak of the ridge between two drainage basins. This site conforms to the Watershed Protection Ordinance because it contains no flood zones, will be well under the allowed impervious limits, and will comply with "Green" design standards and the Chatham County Erosion Control Ordinance.

VI. FINDING #5

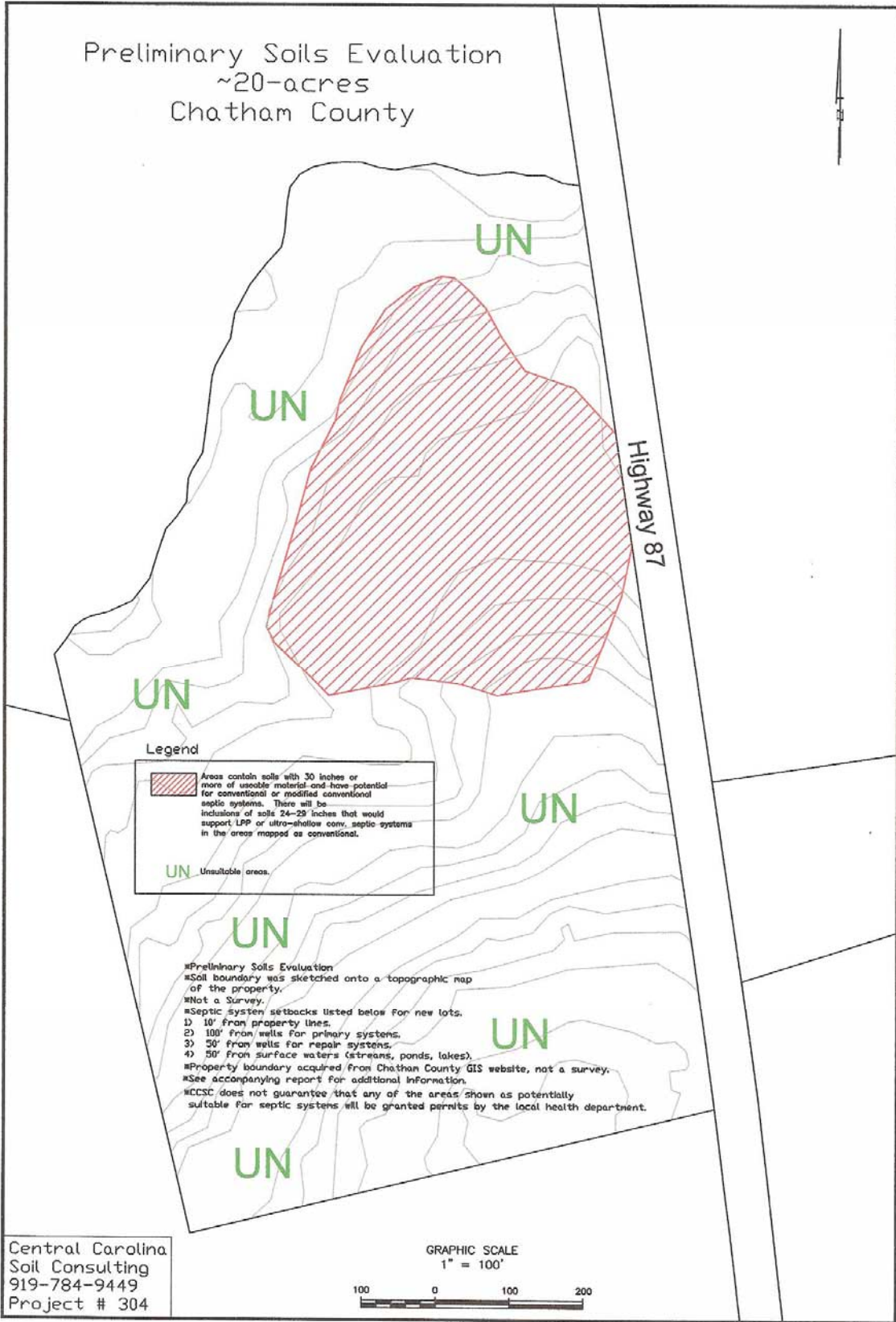
1. Water source and Requirements

For a water supply, the facility currently has the use of an existing 20 gpm well from the Schultz residence. The intent is to develop another well adjacent to the facility building, to be used solely for the facility. There are no other sources of water available or within reasonable range for possible extension. The water requirements as generally accepted for a facility such as this is 10 gpd (mostly needed for cleaning requirements) per dog (animal). Mr. Schultz has researched the anticipated animal population at other similar facilities. The highest month is usually August and that normally sees a maximum of 66 dogs. To provide sufficient water for the animals and the attendant staff, a well water supply of 0.75 to 1.0 gpm is required. It is anticipated that the new well should be able to produce much more than is required for this facility.


2. Wastewater Management


The wastewater disposal for the facility will be handled by the installation of an appropriately sized septic tank and a designed nitrification drain field. The soils on the property have been examined by Jason Hall with Central Carolina Soils Consultants. The survey revealed a large portion of the property did contain soils suitable for a conventional septic tank and nitrification drain field. Mr. Hall will be working with the Chatham County Health Department to design an appropriately sized field and to obtain the necessary permits for the wastewater system. In that the maximum water requirements for the facility are no more than 660 gpd (as opposed to 400 gpd for a normal single residence) the system will be only slightly larger than a normal, conventional residential system.

Preliminary Soils Evaluation
 ~20-acres
 Chatham County



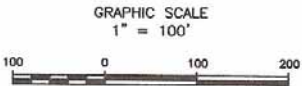
Legend

 Areas contain soils with 30 inches or more of usable material and have potential for conventional or modified conventional septic systems. There will be inclusions of soils 24-29 inches that would support LPP or ultra-shallow conv. septic systems in the areas mapped as conventional.

 Unsuitable areas.

*Preliminary Soils Evaluation
 *Soil boundary was sketched onto a topographic map of the property.
 *Not a Survey.
 *Septic system setbacks listed below for new lots.
 1) 10' from property lines.
 2) 100' from wells for primary systems.
 3) 50' from wells for repair systems.
 4) 50' from surface waters (streams, ponds, lakes).
 *Property boundary acquired from Chatham County GIS website, not a survey.
 *See accompanying report for additional information.
 *CCSC does not guarantee that any of the areas shown as potentially suitable for septic systems will be granted permits by the local health department.

Central Carolina
 Soil Consulting
 919-784-9449
 Project # 304



3. Water/Sewer Impact Statement

A water/sewer impact statement is not required because no public utility is involved.

4. Access Roads

Access to the facility will be via a driveway from the west side of NC Hwy. #87. Approval for the driveway has been submitted to the NCDOT office in Asheboro and is pending with a verbal approval as of the date of this filing. The driveway will connect directly into the proposed parking area and no additional roads or access requirements will be needed. No turn lanes or special signage will be required.

5. Stormwater Runoff

The facility will direct its stormwater runoff to the existing roadway ditches and the existing streams by “sheet flow” so as to take advantage of what is considered “Green” design. This will maximize the filtering and also the re-absorption of the rainfall into the groundwater and reduce the effect of increased impervious surfaces to the runoff factors.

ATTACHMENTS

Welcome to

Pet Lodge



The Lodge is a customized, full service pet care facility, specializing in services tailored to individual needs.

Our passion is to keep stress at a minimum and maximize your pet's well being, mentally and physically.

We have supervised small play groups, cageless boarding options, covered in/out access runs for dogs and cats, and larger suites for co-boarding of family pets.

Our staff is well trained for any emergency and sensitive to the needs of your dear loved one in our care.

Owners and Operators:
Scott Schultz – Master Trainer
Diana Schultz – MT(ASCP) St

There are many services to choose from:

- ✿ Spa treatments
- ✿ Aromatherapy
- ✿ Bathing
- ✿ Trimming
- ✿ Day care
- ✿ Unique pet gifts
- ✿ Nature trail walks
- ✿ Memorial Gardens
- ✿ Dog training
- ✿ Agility course



The Lodge is located 5 miles north on Hwy 87 from I-64 in Chatham County.

6545 Hwy 87 North
Pittsboro, North Carolina

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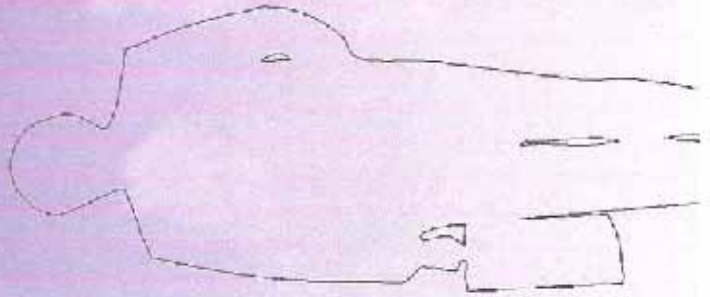
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60"





BURDETTE LAND CONSULTING, INC.

10212 Creedmoor Road - Raleigh, North Carolina 27615
Telephone (919) 841-9977 - Fax (919) 841-9909

June 19, 2008

Mr. Scott Schultz
Schultz Kennel
6545 NC 87 North
Pittsboro, North Carolina 27312

**RE: Surface Waters and Wetlands Delineation
Schultz Kennel Property
Pittsboro, Chatham County, North Carolina
BLC Project #: 8233**

Dear Mr. Schultz:

On June 11, 2008, Burdette Land Consulting, Inc. (BLC) conducted a determination and delineation of jurisdictional and isolated wetlands and streams within the proposed development area of the subject property. This 12-acre property is located on the west side of NC Highway 87 approximately 1500 feet south of Castle Rock Farm Road (SR 1549), north of Pittsboro in Chatham County, North Carolina. Long Branch generally bounds the property to the north and has WS-IV and NSW water quality classifications. Figure 1 depicts the location of the property on the US Geological Survey (USGS) Silk Hope and Bynum, NC 7.5-minute quadrangle topographic maps.

Waters of the US, commonly referred to as jurisdictional waters, include intermittent and perennial streams, ponds, lakes, rivers, and wetlands that are adjacent to or eventually connect to navigable waters. They are under the jurisdiction of the US Army Corps of Engineers (USACE), which regulates the discharge of fill material, mechanized land clearing, and excavation within their boundaries. If these features are not connected downstream then they are considered isolated and regulated only by the State of North Carolina through the NC Division of Water Quality (NCDWQ). The NCDWQ and a number of local government entities also regulate activities within vegetated riparian buffers established around surface waters to protect water quality. Riparian buffers only apply to wetlands in certain municipalities. Proposed development and road/utility construction require these jurisdictional and isolated waters and their associated riparian buffers to be identified and delineated in order to avoid impacts where practicable and to obtain the proper permits when impacts cannot be avoided.

Scope of Work

The delineation of jurisdictional and isolated waters consisted of a field reconnaissance of the proposed area for development on the property to identify surface waters and areas that meet the criteria for jurisdictional wetlands described below. Surface waters (intermittent and perennial streams, ponds, lakes, and rivers) are identified by an ordinary high water mark usually indicated by a clear line impressed in the bank, shelving along the water's edge, changes in the character of the soil, destruction of terrestrial vegetation, and/or presence of litter or debris.

Areas that exhibit hydrophytic vegetation, hydric soils, and wetland hydrology are wetlands according to the *1987 Corps of Engineers Wetland Delineation Manual*. Hydrophytic vegetation is present when more than 50 percent of the dominant species are obligate wetland, facultative wetland, or facultative plants listed on the *National List of Plant Species that Occur in Wetlands*. Hydric soils are identified based on Field Indicators of Hydric Soils published by the Natural Resources Conservation Service. Field indicators for hydric soils rely on the presence of gray or black colored surface and subsurface soils. Areas exhibiting wetland hydrology are permanently inundated to irregularly inundated or saturated with water. Since inundation and saturation may not be present during a one time field visit to conduct a wetland delineation, field indicators of wetland hydrology were established to confirm the presence of this parameter. These field indicators include, but are not limited to, direct observation of saturation or inundation, watermarks on woody vegetation, drift lines, sediment deposits, drainage patterns within wetlands, and the presence of oxidized root channels in the soil. Areas that meet all three criteria for wetlands may be either jurisdictional or isolated depending on whether or not they are adjacent or connect to navigable waters.

Surface waters in the Neuse and Tar-Pamlico River Basins require maintenance of 50-foot wide riparian buffers directly adjacent to these features. Only those surface waters shown on the most recent version of the soil survey map provided by the Natural Resource Conservation Service or 7.5-minute quadrangle topographic maps supplied by the USGS are subject to the Neuse/Tar-Pamlico River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Riparian Areas with Existing Forest Vegetation (15A NCAC 2B.0233/260). The NCDWQ may exempt surface waters depicted on these maps from the riparian buffer rules if an on-site determination shows that the features are one of the following:

- 1) Ditches and manmade conveyances other than modified natural streams;
- 2) Manmade ponds and lakes that are located outside natural drainage ways; or
- 3) Ephemeral (stormwater) streams.

The NCDWQ does not require maintenance riparian buffers directly adjacent to surface waters in the Cape Fear River Basin at this time. However, Chatham County requires 50-foot wide riparian buffers on all streams shown on the applicable USGS topographic map. Additionally, Chatham County may require maintenance of a riparian buffer on stream channels present in the

field, which meet the criteria for at least an intermittent stream channel, but are not shown on the USGS topographic map.

Wetland boundaries and some channel centerlines are identified with pink, sequentially numbered flagging. For each surface water or wetland identified, we evaluated the downstream connection to distinguish isolated from jurisdictional waters. Additionally, surface waters encountered on the site were examined using NCDWQ stream evaluation techniques. Figure 2 shows the location of the site on the applicable Chatham County Soil Survey map.

Results

Neither wetlands nor ephemeral or intermittent stream channels were observed within the proposed development area identified on The Surface Waters and Wetlands Evaluation Map provided as Figure 3. A wetland data form completed in the lowest point of the only draw located within the proposed development area shows that the area does not meet the criteria for a wetland. A copy of the data form is attached.

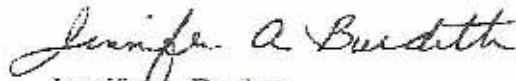
Recommendations

BLC recommends coordinating with our office to request verification from the USACE that no permit is required for the proposed development. Due to the thickness of vegetation on the property, we only evaluated the area of proposed development. A plan of the proposed development can be submitted to the USACE along with the appropriate documentation for the agency's concurrence that no permit is required due the absence of jurisdictional areas. An agent authorization form signed by the current property owner is required for BLC to submit a "no permit required" request to the USACE. A blank agent authorization form is attached for your use.

We thank you for the opportunity to provide our services in support of the this project

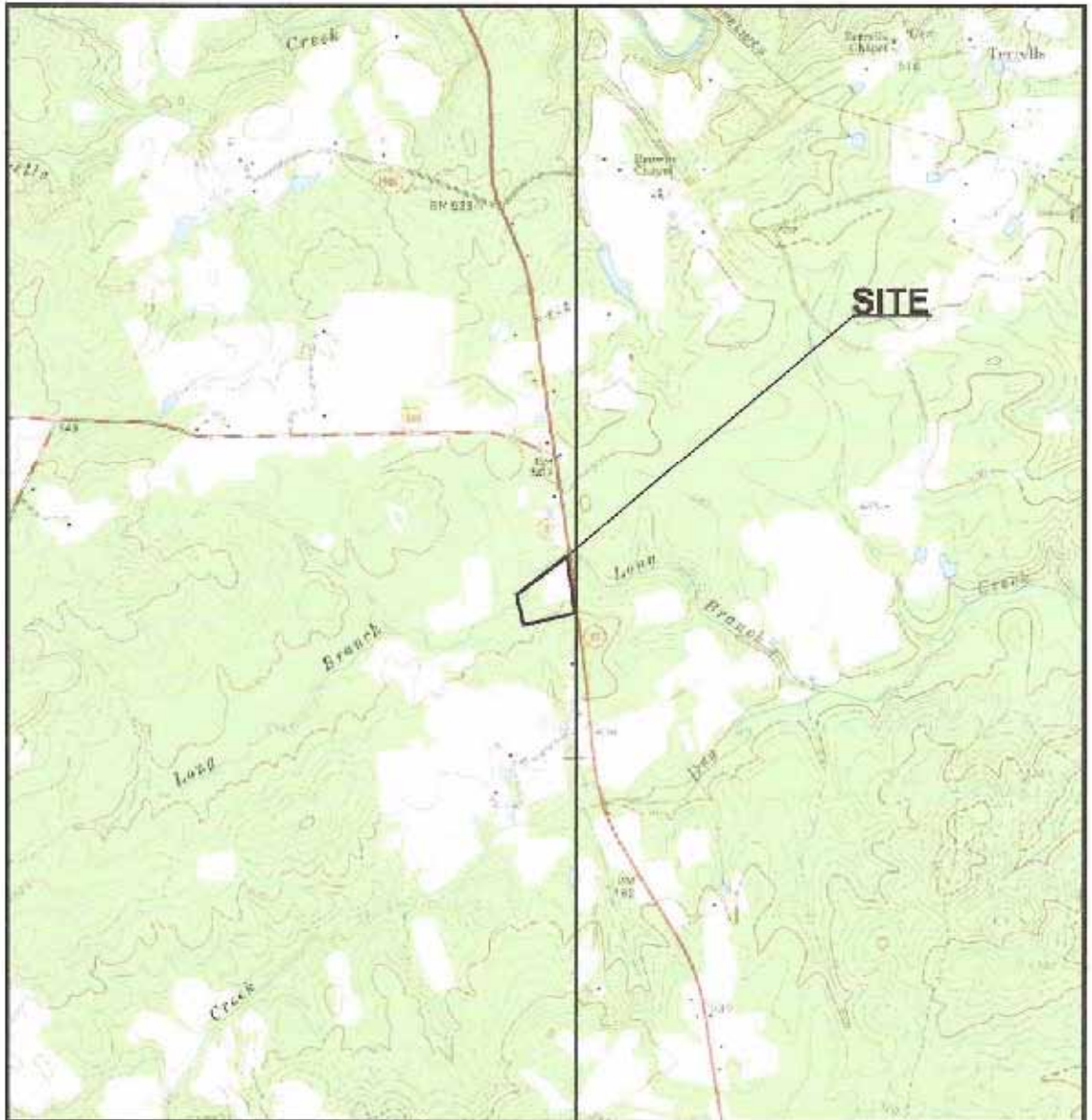
Sincerely,

BURDETTE LAND CONSULTING, INC.


Jennifer A. Burdette
Environmental Specialist

Attachments

c: John Harris



<p>GRAPHIC SCALE 1" = 2000'</p>	<p>USGS LOCATION MAP HIGHWAY 87 PROPERTY PITTSBORO, CHATHAM COUNTY, NC</p>	
<p>BURDETTE LAND CONSULTING, INC. 10212 Creedmoor Road - Raleigh, North Carolina 27615 Telephone (919) 841-9977 - Fax (919) 841-9909</p>	<p>DATE: 06/11/08</p>	<p>USGS 7.5' TOPO QUAD: SILK HOPE & BYNUM</p>
<p>DRAWN BY: TMB</p>		<p>CHKD BY: JAB</p>
<p>PROJECT #: 8233</p>		<p>FIGURE #: 1</p>



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AGENT AUTHORIZATION FORM

US Army Corps of Engineers
Raleigh Regulatory Field Office
3331 Heritage Trade Drive, Suite 105
Wake Forest, North Carolina 27587

North Carolina Division of Water Quality
Central Office
Mail Service Center 1650
Raleigh, North Carolina 27699

To Whom It May Concern:

By signing below, the current property owner gives representatives of Burdette Land Consulting, Inc. permission to act as their authorized agent for jurisdictional and isolated waters and riparian buffer determinations, delineation, and permitting for the subject project. This authorization includes permission to enter the site to conduct site meetings with US Army Corps of Engineers and NC Division of Water Quality personnel, as necessary.

Project Name: Schultz Kennel

BLC Project #: 8233

Current Property Owner or Easement Holder:

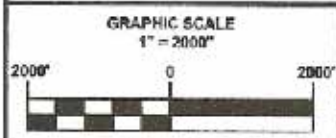
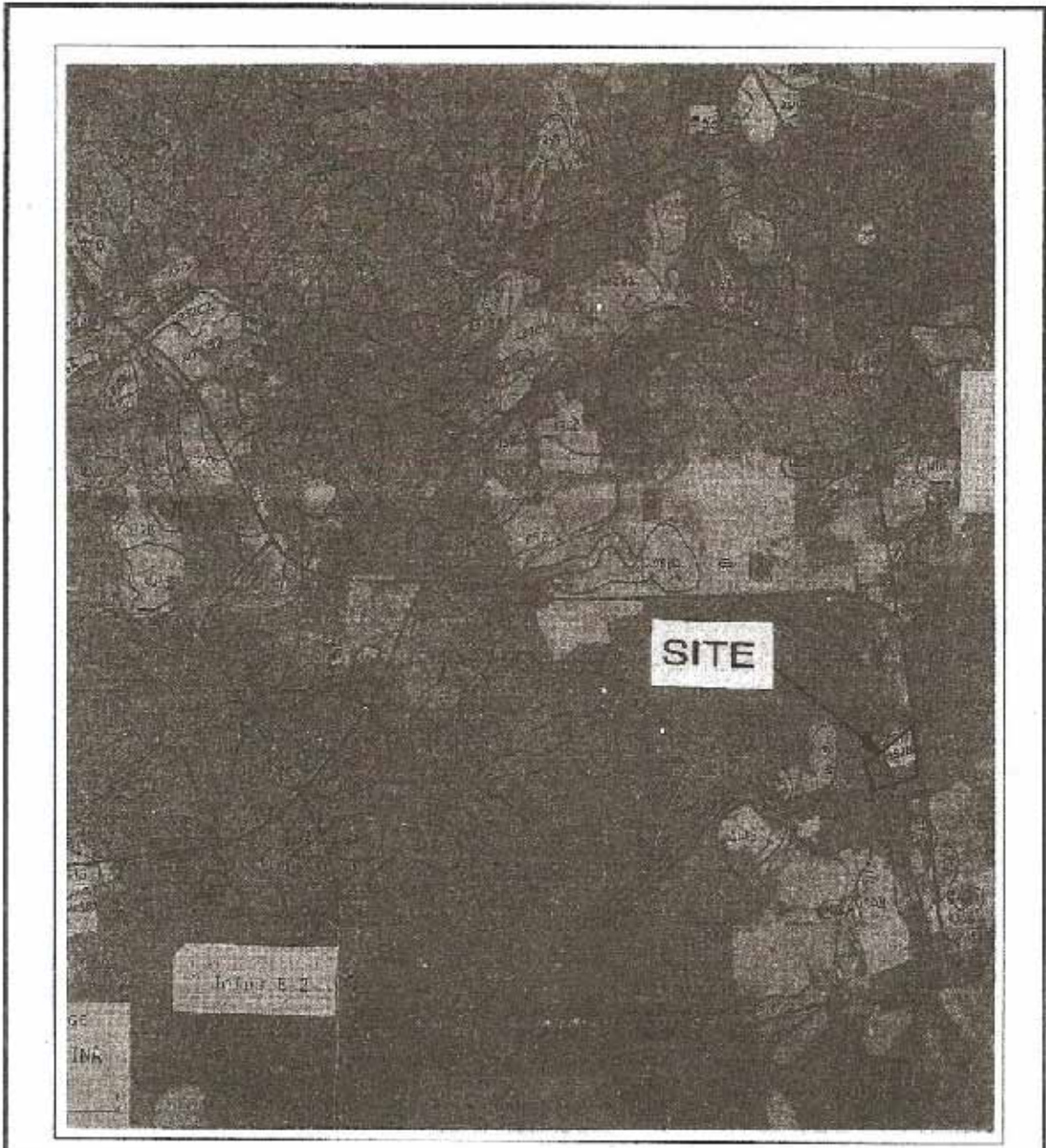
Name: Scott Schultz
(include contact person if a corporation, partnership, or government)

Mailing Address: 6545 NC 87 North
Pittsboro, North Carolina 27312

Telephone: _____ Fax: _____

Signature _____ Print Name *(include title, if appropriate)* _____

Date _____



CHATHAM COUNTY SOIL SURVEY MAP
HIGHWAY 87 PROPERTY
PITTSBORO, CHATHAM COUNTY, NC



BURDETTE LAND CONSULTING, INC.

10212 Creedmore Road - Raleigh, North Carolina 27613
Telephone (919) 841-9977 - Fax (919) 841-9909

DATE: 06-11-08
DRAWN BY: TMB
PROJECT #: 8233

SHEET(S): E1
CHKD BY: JAB
FIGURE #: 2

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Determination Manual)**

Project / Site: <u>Schultz Kennel Property</u> Applicant / Owner: <u>Schultz Kennel</u> Investigator: <u>Jennifer A. Burdette, Burdette Land Consulting, Inc.</u>	Date: <u>07/11/07</u> County: <u>Chatham</u> State: <u>NC</u>
Do normal circumstances exist on the site? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Is the site significantly disturbed (Atypical situation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is the area a potential problem area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (explain on reverse if needed)	Community ID: <u>old field</u> Transect ID: _____ Plot ID: <u>Lowest point of</u> <u>draw on property</u>

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u><i>Pinus taeda</i></u>	<u>Tree</u>	<u>FAC</u>	9. <u><i>Dicranthelium racemosum</i></u>	<u>Herb</u>	<u>FAC</u>
2. <u><i>Baccharis halimifolia</i></u>	<u>Shrub</u>	<u>FAC</u>	10. _____	_____	_____
3. <u><i>Acer rubrum</i></u>	_____	<u>FAC</u>	11. _____	_____	_____
4. <u><i>Liquidambar styraciflua</i></u>	_____	<u>FAC+</u>	12. _____	_____	_____
5. <u><i>Rubus betulifolius</i></u>	_____	<u>FAC</u>	13. _____	_____	_____
6. <u><i>Juncus effusus</i></u>	_____	<u>FACW1</u>	14. _____	_____	_____
7. <u><i>Scripus atrovirens</i></u>	_____	<u>OBL</u>	15. _____	_____	_____
8. <u><i>Aristida dichotoma</i></u>	_____	<u>FACU</u>	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW, or FAC excluding FAC-): 88

Remarks: More than 50% of the dominant species are OBL, FACW, or FAC excluding FAC- indicating that the hydrophytic vegetation criterion is met.

HYDROLOGY

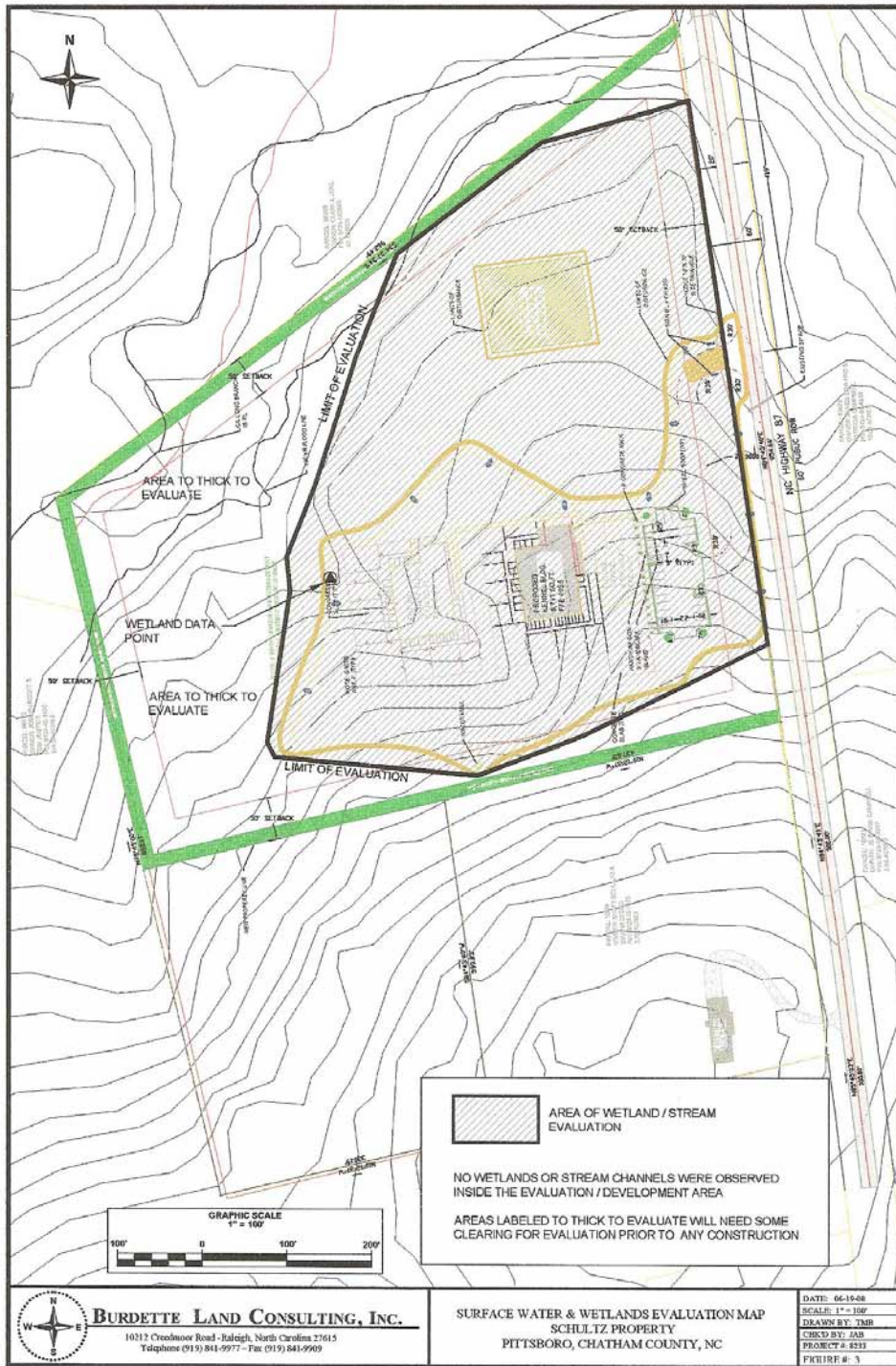
<p><input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depth of Surface Water: <u>NA</u> (in.)</p> <p>Depth to Free Water in Pit: <u>>16</u> (in.)</p> <p>Depth to Saturated Soil: <u>>16</u> (in.)</p>	<p>Wetland Hydrology Indicators</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12" <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators:</p> <p><input type="checkbox"/> Oxidized Roots Channels in Upper 12" <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Remarks: The absence of primary and secondary indicators at this location confirms that the wetland hydrology criterion is not met.</p>	

SOILS

Map Unit Name (Series and Phase): <u>Nanford-Badin complex, 6 to 10 % slopes</u> Drainage Class: <u>well drained</u>																	
Taxonomy (Subgroup): <u>Typic Hapludults</u>			Confirm Mapped Type? Yes No <u> </u>														
Profile Description:																	
Depth (Inches)	Horizon	Matrix Colors (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.												
<u>0-2</u>		<u>2.5Y 4/3</u>	<u>NA</u>	<u>NA</u>	<u>silt loam</u>												
<u>2-16</u>		<u>2.5Y 6/4</u>	<u>10YR 4/6</u>	<u>common/prominent</u>	<u>silty clay loam</u>												
Hydric Soil Indicators: <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Histosol</td> <td><input type="checkbox"/> Concretions</td> </tr> <tr> <td><input type="checkbox"/> Histic Epipedon</td> <td><input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils</td> </tr> <tr> <td><input type="checkbox"/> Sulfidic Odor</td> <td><input type="checkbox"/> Organic Streaking in Sandy Soils</td> </tr> <tr> <td><input type="checkbox"/> Aquic Moisture Regime</td> <td><input type="checkbox"/> Listed On Local Hydric Soils List</td> </tr> <tr> <td><input type="checkbox"/> Reducing Conditions</td> <td><input type="checkbox"/> Listed on National Hydric Soils List</td> </tr> <tr> <td><input type="checkbox"/> Gleyed or Low-Chroma Colors</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> </table>						<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretions	<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils	<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed On Local Hydric Soils List	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List	<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)
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<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed On Local Hydric Soils List																
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List																
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)																
Remarks: The absence of hydric soil indicators confirms that the hydric soils criterion is not met.																	

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u> Hydric Soils Present? Yes <u> </u> No <u>X</u>	Is the Sampling Point Within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: This location does not meet the criteria for a jurisdictional wetland based on the absence of wetland hydrology and hydric soils.	



BURDETTE LAND CONSULTING, INC.
 10113 Creedmoor Road - Raleigh, North Carolina 27615
 Telephone (919) 841-9977 - Fax (919) 841-9969

SURFACE WATER & WETLANDS EVALUATION MAP
 SCHULTZ PROPERTY
 PITTSBORO, CHATHAM COUNTY, NC

DATE: 06-10-08
 SCALE: 1" = 100'
 DRAWN BY: TMB
 CHECK BY: JAB
 PROJECT #: 6213
 FIGURE #: 3

ZONING CODE REFERENCE

CHATHAM COUNTY ZONING ORDINANCE

Minimum Required Lot Area - 90,000 square feet

Minimum Required Lot Area for a Two-Family Dwelling -except an accessory dwelling unit (#3) 180,000 square feet. Each unit of a two-family dwelling may be placed on a separate lot, provided that each lot consists of not less than 90,000 square feet, and provided that the common wall between the units is a fire wall as required by the building code.

Minimum Required Lot Width - 100 feet

Minimum Required Lot Width for a Two-Family Dwelling - 110 feet

Minimum Required Front Yard - 40 feet

Minimum Required Side Yard - 25 feet where a two-family dwelling is placed such that the units are on separate lots with a common fire wall, no side yard shall be required at the common wall.

Minimum Required Rear Yard - 25 feet

Maximum Building Height - 60 feet (#24)

Location of Accessory Buildings and Structures – Accessory buildings and structures must conform to the minimum required setbacks for the district. Provided, however, well houses, satellite dishes, open carports and telephone booths may be located in the required yards provided they are at least 10 feet from any street or property line. Fences are permitted within the front, side and rear yards with no minimum setback requirement.

D. Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 feet and 10 feet in a sight triangle as established by NCDOT.

E. Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with the provisions set forth in Section 12.

F. Signs

Signs shall be governed by the provisions of Section 13.



10.3 RA-40 Residential - Agricultural District

A. Permitted Uses

The following uses are permitted subject to obtaining a zoning permit from the Zoning Enforcement Officer:

Accessory uses and structures clearly incidental to a permitted use

CHATHAM COUNTY ZONING ORDINANCE

- Accessory dwelling unit i.e. guest house, pool house, garage apartment and in-house apartment (#3)
- Avocational farming
- Bed and breakfast inns with no more than six rooms for rent with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Boarding stables with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Breeding kennels with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Churches and other places of worship provided such are located on a lot of not less than three acres and provided further that the minimum side and rear yards shall be 50 feet and the front yard setback a minimum of 25 feet greater than required for a single-family residence within the district
- Day care centers in the principal residence to accommodate not more than 15 children at any one time provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Dwellings, single-family, manufactured
- Dwellings, single-family, site built and modular
- Family Care Home limited to not more than six persons
- Fire stations and emergency medical facilities with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement of the district in which it is located
- Grounds and facilities for hunting and fishing clubs with a minimum lot area of 20 acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Grounds and facilities for non-profit clubs with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Guest house, pool house, garage apartment meeting the same setback for the principal use Home occupations when conducted in accordance with the provisions of Section 14
- Horticulture, specialized with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Kindergartens and nurseries with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Public parks and recreation areas including marinas and concessions with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located

CHATHAM COUNTY ZONING ORDINANCE

- Public utility facilities which are designed for and required to serve the neighborhood and the uses in the district and nearby areas and which because of specific site criteria are required to locate in the district and which because of their limited scope or size should have minimum impact on other permitted uses when compared to public utility facilities designed and required to serve large areas or regions
- Schools, private with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located (#33)
- Schools, public with a minimum lot area of three acres provided that buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement of the district in which it is located. Modular classrooms designed to accommodate overcrowding are allowed to meet the standard setbacks for the zoning district. (#33)
- Street and railway rights-of-way
- Public utility transmission lines
- Temporary construction trailers or structures which meet the setback requirements of the district
- Two family dwellings, site built or modular

B. Conditional Uses

The following uses are conditional uses and are only permitted subject to the issuance of a conditional use permit by the Board of Commissioners as provided for in Section 15. Certain uses as listed in the subsection may be subject to certain specific conditions as set forth in Section 15 and if permitted by the Board of Commissioners shall be subject to any such conditions as may be listed for that use. In addition, in granting a conditional use permit the Board of Commissioners may impose such additional conditions and safeguards that the Board may deem as reasonable and appropriate.

- Animal Husbandry Specialized with a minimum lot area and setback twice the minimum required of the zoning district. (#11)
- Boarding kennels
- Contractor's plants, storage yards and staging areas (#14)
- Day care center for more than 15 children
- Golf courses, tennis and recreation clubs with a minimum lot area of five acres and provided that all buildings structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Land clearing and inert debris landfill (#26)
- Planned residential developments
- Public and private recreation camps and grounds

C. Dimensional Requirements

Minimum Required Lot Area - 40,000 square feet

Minimum Required Lot Area for a Two-Family Dwelling - except an accessory dwelling unit (#3) 80,000 square feet. Each unit of a two-family dwelling may be placed on a separate lot, provided that each lot consists of not less than 40,000 square

CHATHAM COUNTY ZONING ORDINANCE

feet, and provided that the common wall between the units is a fire wall as required by the building code.

Minimum Required Lot Width - 100 feet

Minimum Required Lot Width for a Two-Family Dwelling - 110 feet

Minimum Required Front Yard - 40 feet

Minimum Required Side Yard - 25 feet where a two-family dwelling is placed such that the units are on separate lots with a common fire wall, no side yard shall be required at the common wall.

Minimum Required Rear Yard - 25 feet

Maximum Building Height - 60 feet (#24)

Location of Accessory Buildings and Structures – Accessory buildings and structures must conform to the minimum required setbacks for the district. Provided, however, well houses, satellite dishes, open carports and telephone booths may be located in the required yards provided they are at least 10 feet from any street or property line. Fences are permitted within the front, side and rear yards with no minimum setback requirement.

D. Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 feet and 10 feet in a sight triangle as established by NCDOT.

E. Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with the provisions set forth in Section 12.

F. Signs

Signs shall be governed by the provisions of Section 13.

10.4 Office and Institutional District

A. Permitted Uses

The following uses are permitted subject to obtaining a zoning permit from the Zoning Enforcement Officer:

Any use as permitted and regulated in the RA-40 District. Any use listed in the RA-40 District and also specifically listed as permitted in this district shall be subject to the requirements and conditions of this district.

Cemeteries

Churches and other places of worship

Congregate care facilities

Day Care Centers (#25)

CHATHAM COUNTY ZONING ORDINANCE

Facilities for non-profit clubs and organizations such as but not limited to community clubs

Family care homes

Fire stations and emergency medical service facilities

Funeral homes, embalming including crematoria

General, professional, medical and governmental offices

Golf courses and tennis clubs, public or private

Hospital, health and welfare centers, nursing homes and/or convalescent homes

Hotels, motels and inns including accessory eating and drinking and personal service facilities when located in the principal structure

Kindergartens and nurseries

Libraries, museums and art galleries

Medical clinics, inpatient and outpatient care

Post offices

Public and private schools, training and conference centers

B. Conditional Uses

The following uses are conditional uses and are only permitted subject to the issuance of a conditional use permit by the Board of Commissioners as provided for in Section 15. Certain uses as listed in the subsection may be subject to certain specific conditions as set forth in Section 15 and if permitted by the Board of Commissioners shall be subject to any such conditions as may be listed for that use. In addition, in granting a conditional use permit the Board of Commissioners may impose such additional conditions and safeguards that the Board may deem as reasonable and appropriate.

Contractor's plants, storage yards and staging areas (#14)

Land clearing and inert debris landfill (#26)

C. Dimensional Requirements

Minimum Required Lot Area - 40,000 square feet

Minimum Required Lot Area for a Two-Family Dwelling - 80,000 square feet Each unit of a two-family dwelling may be placed on a separate lot provided that each lot consists of not less than 40,000 square feet, and provided that the common wall between the units is a fire wall as required by the building code.

Minimum Required Lot Width - 100 feet

Minimum Required Lot Width for a Two-Family Dwelling - 110 feet

Minimum Required Front Yard - 40 feet

Minimum Required Side Yard - 25 feet where a two-family dwelling is placed such that the units are on separate lots with a common fire wall, no side yard shall be required at the common wall

Minimum Required Rear Yard - 25 feet