



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
2-16-09

PART A

Subject:

Public Hearing request by Redd Dog LLC for a conditional use permit on Parcels #2684 and #2683 (to be recombined) consisting of 1.83 acres collectively, located at the corner of US 15-501 N and Woodbridge Dr., for a "Veterinary clinics and hospitals with dog runs or equivalent facilities" business.

Action Requested:

Hold a hearing and receive public input.

Attachments:

Application Packet may be viewed on the Planning Department webpage at www.chathamnc.org, Planning Dept., Rezoning and Subdivision Cases, 2009.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

☒ **County Attorney**

Date Reviewed

☒ **Finance Officer**

Date Reviewed

☐ **Budget Officer**

Date Reviewed

PART B

Re: Redd Dog LLC CUP – cont.

Introduction / Background / Previous Board Actions:

At the January 26, 2009 public hearing, the Board of Commissioners continued the public hearing on this request to allow the applicant time to address issues raised during the hearing. Issues for further supporting documentation, clarification, or changes included:

1. Need email or letter from the Chatham County Fire Marshal that building will not be required to be sprinkled. This will dictate if the proposed waterline size is adequate.
2. Environmental Health had several concerns that were sent to you in an email dated January 26th. If you still did not get this, please let me know and I'll email it again. Please address those and have either Andy Siegner or Thomas Boyce send an email or letter stating they are satisfied with the calculations stated in the Subsurface Pre-Treated Drip Septic System Proposal and do not anticipate a problem with the proposed system.
3. An area for the construction lay down area needs to be indicated on the site plan to show construction traffic will be kept off and away from the septic area including any repair areas required for the system. This is because of the closeness of the development of the property and the small lot size in which to get it all in.
4. Need to show on the landscape plan the stormwater retention pond as submitted but with adding the "rain garden" features requested by the Appearance Commission as it relates to the Stormwater Ordinance requirements.
5. Is the owner willing to install sound barrier material between the walls of the back of the building facing the residential neighborhood? There were concerns regarding noise from all the animals on the inside of the building.
6. Need a new site plan showing where the dumpster is to go, the screening requirement for the dumpster, and the increase landscaping around the parking lots as recommended by the Appearance Commission. If you do not have a copy of the "Design Guidelines" detailing how the dumpster screening should be handled, it is located on our webpage under "Plans and Guidelines". Let me know if you have any trouble.
7. The question of how many dogs can be boarded at one time still needs to be answered.
8. The water usage records may not support a reduced flow request especially with an increase size of the facility. A request for reduced flow must be approved by the state.
9. The proposed septic area is very tight for their proposal. The only way to know if it will fit would be to have it laid out on contour by a contractor or consultant.
10. They will need to propose a way to protect the septic area from construction impact. On small sites, construction deliveries can destroy septic areas by vehicle traffic.

Issues for Further Discussion and Analysis:

Recommendation: