

PUBLIC HEARING ISSUES FOR FURTHER CLARIFICATION OR DISCUSSION

APPLICATION REQUEST BY Brian Sawyer

Conditional Use District

No concerns. The zoning classification is in conformity with the adjoining two tracts that were created out of the parent tract. They are:

1. Bud Matthews
2. Andrea Snyder

Conditional Use Permit

1. There are some categories listed that may not be supported in the application and on the accompanying site plan. They are:

- a) Tile & stone product sales
- b) Contractor's plants, storage yards, and staging areas
- c) Daycare center
- d) Horticulture specialized
- e) Lawn & garden shops
- f) General, professional, medical & government offices
- g) Office engineering supply & similar sales and services including blueprinting, Photostatting and similar services.

We will remove categories a, c, d and f from this application

2. No approval letter obtained from Aqua for tie in for utility easement for wastewater.

We are in the process of obtaining a letter from Aqua

3. Site Plan
 - a) In keeping unity and conformity with rural character as stated in the application for the conditional use rezoning district, there is a concern with having all the parking in the front yard. The other two tracts have parking to the side and rear areas.

We will reduce the amount of parking spaces on the initial drawing and move some of the parking spaces to the side. See new drawing.

- b) Sign height does not allow top lighting.

The lighting has been changed to up lighting. See new drawing.

- c) No letter of preliminary review by NCDOT on a two drive approval with site triangle requirements and placement provided.

It is a straight road and both driveways were in existence when property was purchased and are in use currently. We have contacted NCDOT as requested for their approval.

- d) Need to know the total amount of square footage of disturbed area, not impervious surface area, for clarification of storm water requirements.

Disturbed area is ± 0.7 acres. See drawing.

- e) There's an old well house noted on the site plan that will be required to be properly abandoned per Environmental Health which they will oversee.

This well will be used for irrigation.

4. Finding #2-

- a) #4 – (Tax considerations) No tax data was provided (i.e. current value, potential revenue generation, etc.) additional property taxes on building value.

Response to this was listed as N/A because we do not expect any significant change in revenue. The business is currently run out of Mr. Sawyers home. There would be an increase in the value of the property/increased property tax.

- b) #5 – (Employment) No employment information given. Is this a one-man operation? What about the potential for growth or for any of the other uses being requested.

Response to this was listed as N/A. It is a one man operation and we have no plans to add employees or to use the building in a way that would change this status.

5. Finding #3

- a) #2 – (Traffic) The applicant stated he would not be “open to the public” per say, but would only allow customers on an “as needed basis”. The concern is what happens if he doesn't move in and start his business and one of the other uses listed is approved that relies on customer traffic and use of the property. What about for employees?

BSI, Inc. has been operating in this area (out of Mr. Sawyer's home which is less than 1 mile from the lot) for the last 10 years. The purpose of this request is to establish a separate formal structure for Mr. Sawyer to operate his current business and securely store his equipment.

- b) #4 – (Visual Impact & Screening) The applicant met with the CCAC and specific recommendations were given for buffer plantings for screening, but there is also a remaining concern that all the parking has been put in the front yard. The CCAC did recommend the plantings of 4 trees to “soften” the look so that it is more in line with the other CU properties next to this one. The large access door to the storage area is also located on the front. In keeping with conformity, we would suggest all of these concerns be addressed and a new site plan submitted that reflects the recommendations of the appearance and also, more importantly, the landscaping section of the Zoning Ordinance.

See previous note 3A. Parking is being reduced and moved. Trees added in front to soften the look of both the parking and large door – see new drawing.

- c) #5 – (Lighting) The ordinance already outlines that all wall pack lighting on buildings shall be full cutoff. However, the sign lighting shown on the site plan does not match what Mr. Sawyer has in the application notes. Lighting from the top is not permitted because of the height of the sign. It is proposed to be 4 feet high. Top lighting is permitted once a sign reaches 7 feet in height. A corrected site plan will be required.

We will use up lighting instead – see new drawing.

- d) #7 – (Chemicals, biological...) This could be an issue if some of the requested uses are approved with this application.

The intended use will not create any chemical or biological hazards.

6. Finding #5

- a) #2 – (Wastewater) A letter of initial approval from Aqua NC approving the connection onto the Governor's Club system was not provided with this application.

Donna Pierce Had , Customer Service Operations Coordinator for Aqua, has verified approval and requested formal letter from Roger B Tupps, Aqua.

- b) #3 – (Access Roads) As before, we need a preliminary review letter from NCDOT on two driveways and the site triangle approvals.

See 2C. It is a straight road and both driveways were in existence when property was purchased and are in use currently. We have contacted NCDOT as requested for their approval.

- c) #4 – (Stormwater Runoff) There is no stormwater feature shown on the site plan of where it would go if one is needed.

Two dry retention areas have been added. See new drawing.