

Concerns from the board's meeting in September for Brian Sawyer Conditional Use Permit

1. For items b, e, and g, please address in writing or show on the plans an area to be reserved for any outside storage of materials and/or equipment. Proper screening will also be required to be shown on the site plan or addressed in writing. We understood Mr. Sawyer to say he wanted to store his equipment inside but there are some things that cannot be stored inside. (i.e. trucks, trailers, etc.) What about those?

*Plan has been revised. Building structure has been moved as recommended. An area was added behind the building for storage of equipment and materials.*

2. A preliminary letter from Aqua NC on the wastewater hookup approval must be provided.

*Letter has been received and included.*

3. With the relocation of some of the parking areas, and the addition of a possible storage area (basically anything other than an area for customer parking), a re-review by the Appearance Commission will be required. This should be addressed in writing.

*Meeting was held on Wednesday, October 14.*

4. Lighting of the sign from the top "is" allowed by the ordinance. This was an error on the staff's part. However, the written materials and what is shown on the plan must match.

*We will use up lighting as is stated in writing and on plan.*

5. Still need letter from NCDOT for the commercial driveway. Not necessarily the commercial driveway permit.

*NCDOT is sending to us.*

6. Mr. Sawyer stated he wanted to use the well is possible but realized the driveway needed to be reconfigured to allow the use of it. The revised site plan must show this. A letter from the Environmental Health Division is required authorizing the use of the well as it relates to the closeness to other structures.

*We will abandon the well in proper manner.*

7. The Board still wants to know what the current tax value is and the potential value once developed for mixed use.

*Current value is \$72,700 - new building is expected to cost about \$60,000 to construct.*

8. The mixed use building issue was not properly addressed in the application or on the plans. It needs to be clear the building will have living quarters on the second floor to be used as a "caretaker" residence as Mr. Sawyer stated at the hearing.

*There will be care-taker residence on second floor.*

9. A statement that Mr. Sawyer is planning on a "one man operation" should be included as it relates to employment possibilities as stated at the hearing. Also include the part about he's been in business for the last 10 years and this is to establish a formal structure for him to operate out of.

*Mr. Sawyer is a general contractor performing all types of residential and light commercial projects in the area. He has been in business for himself for ten years, working out of his home for the last four years. The intention is to use the property to build a building to house the business and equipment. There will be an office in the building and it will contain living quarters on the second floor for Mr. Sawyer or a caretaker. It is possible that some office space may be rented to a "like" business (a professional engineer or contractor" item "g"). Should the business grow there might be a need to add one more employee who would work on the road.*

10. Since Mr. Sawyer decided to add storm water retention ponds on the revised site plan, he will need a review from the Environmental Resources Director, Fred Royal before he can proceed with getting any ground disturbing activity permits pending an approval of this request. It may be possible he doesn't need them.

*The ponds were added as a request by the Appearance Commission. We have checked with a professional engineering group and confirmed they are not necessary. We will not be adding storm retention ponds to the property.*

As a side note, it may be beneficial if Mr. Sawyer look at revising the site plan with the requested changes but also, and this is staff recommendation only, move the building more toward the front of the property so that all parking and potential storage can be in the rear of the property.

*We have moved the building forward to allow for storage and parking as recommended*