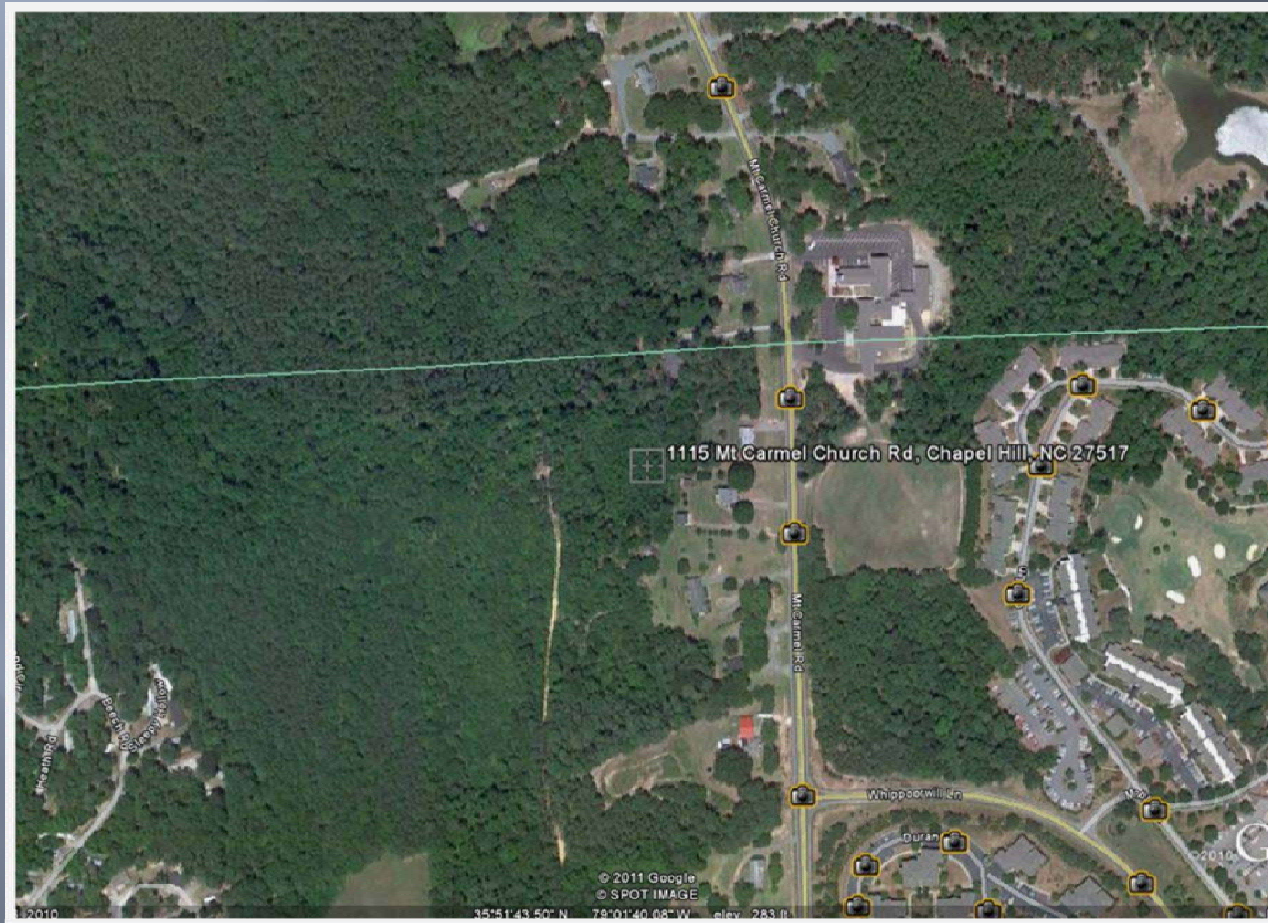


# Dog Grooming Facility

- ▣ Applicant : Rocky /Kimberleigh McCampbell
- ▣ Landowner: Alice D. Cheeks
- ▣ Address: 1115 Mount Carmel Church Road
- ▣ Williams Township
- ▣ Parcel Number: 64812
- ▣ Tax Identification Number: 91-169

# Location

Vicinity Map



## Enlarged Vicinity Map



and for the inventory of real property found within  
firm recorded plans, deeds, and other public records  
purposes only and should not be substituted  
(survey) or for zoning verification.





1115 Mt Carmel Church Rd, Chapel Hill, NC 27517

© 2010 Europa Technologies  
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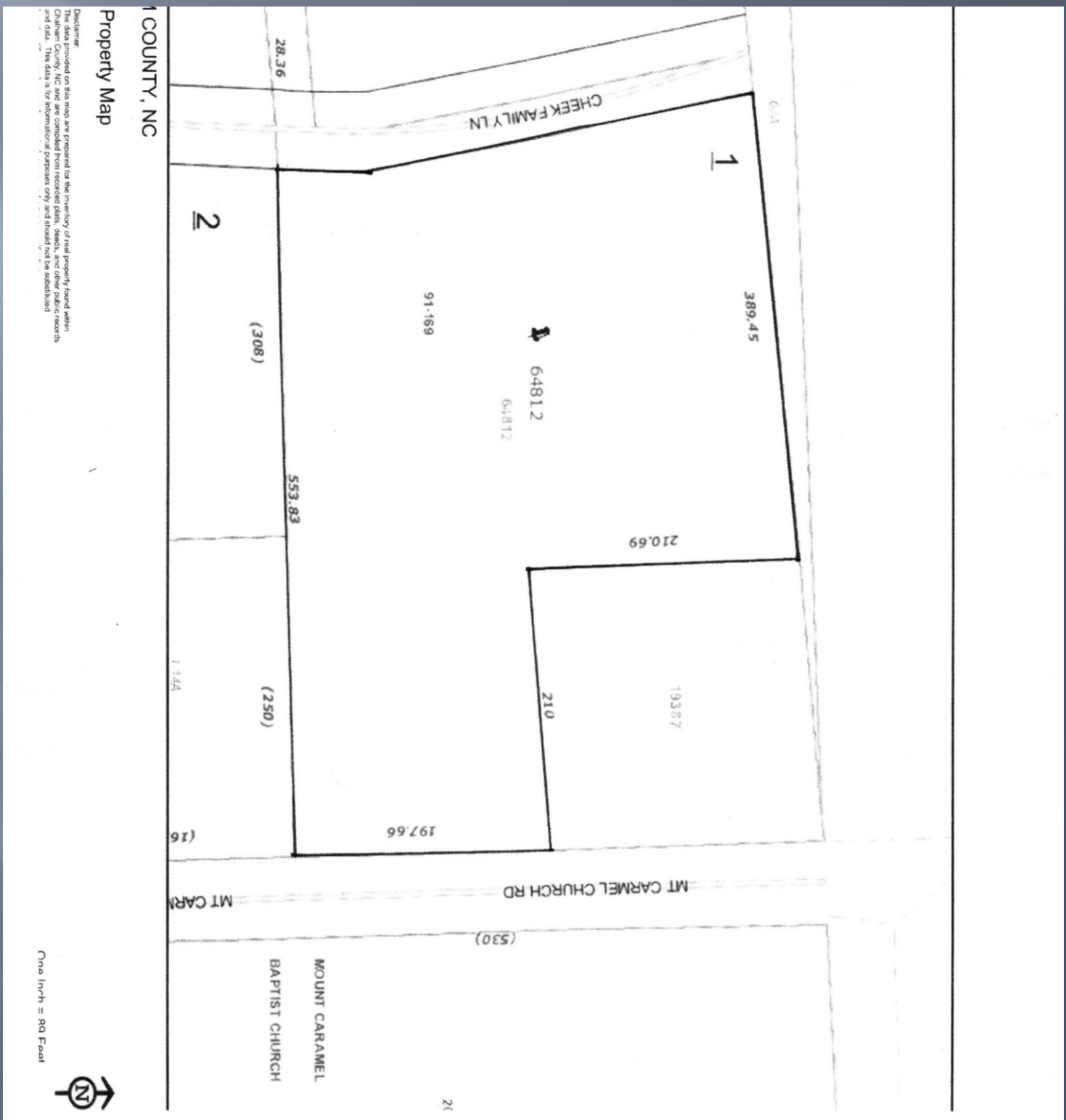
© 2010 Google

Imagery Date: Jul 6, 2010

35°51'42.83" N 79°01'38.94" W elev 285 ft

Eye alt 818 ft

# Tax Map Lot Description



# INFORMATION

- ▣ Current Zoning Status: R-1
- ▣ Watershed District: WS-IV-PA
- ▣ Impervious Surface: Allow 36%, Propose 4.4%
- ▣ No “Major Wildlife Area” Concerns
- ▣ 4.03 Acres
- ▣ Current Utility Provided: Water Service
- ▣ Current Use: Residential Rental Property
- ▣ Description : Single Family Home
- ▣ No Other Conditional Use Permits Granted



# Description of Use

- ▣ Full Service Dog Grooming Facility
  - Dog Grooming
    - ▣ Dog Brushing and Bathing
    - ▣ Dog Toe Nail Trimming
  - General Examination of Dog Health/Skin Condition
- ▣ All Dogs Contained Within Confines of Facility
- ▣ Dog Leashing will Occur At All Times
- ▣ No Overnight Boarding
- ▣ Business Activity Goal: < 10 Dogs / Day
- ▣ Business Hours: 7:30 AM – 6:00 PM, 5 Days
- ▣ Renovation Start Date: June, 2011
- ▣ Business Start Date: October, 2011

# Existing Buildings On Site

- ▣ Single Family 2 Story Home
- ▣ Detached 2 Story Garage
- ▣ Storage Shed





# Existing Detached Garage





# Existing Garage and Drive





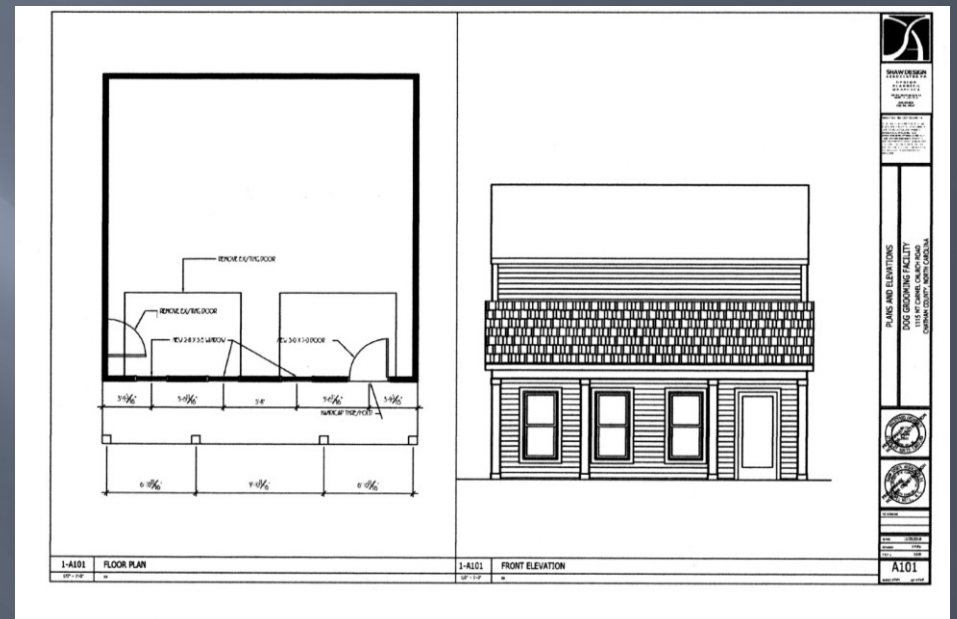
[illegible]



# EXISTING



# PROPOSED



# Site Plan

## Impervious Surface

Lot Area = 175678.50 SF

Drive/Walks = 4805.8 SF

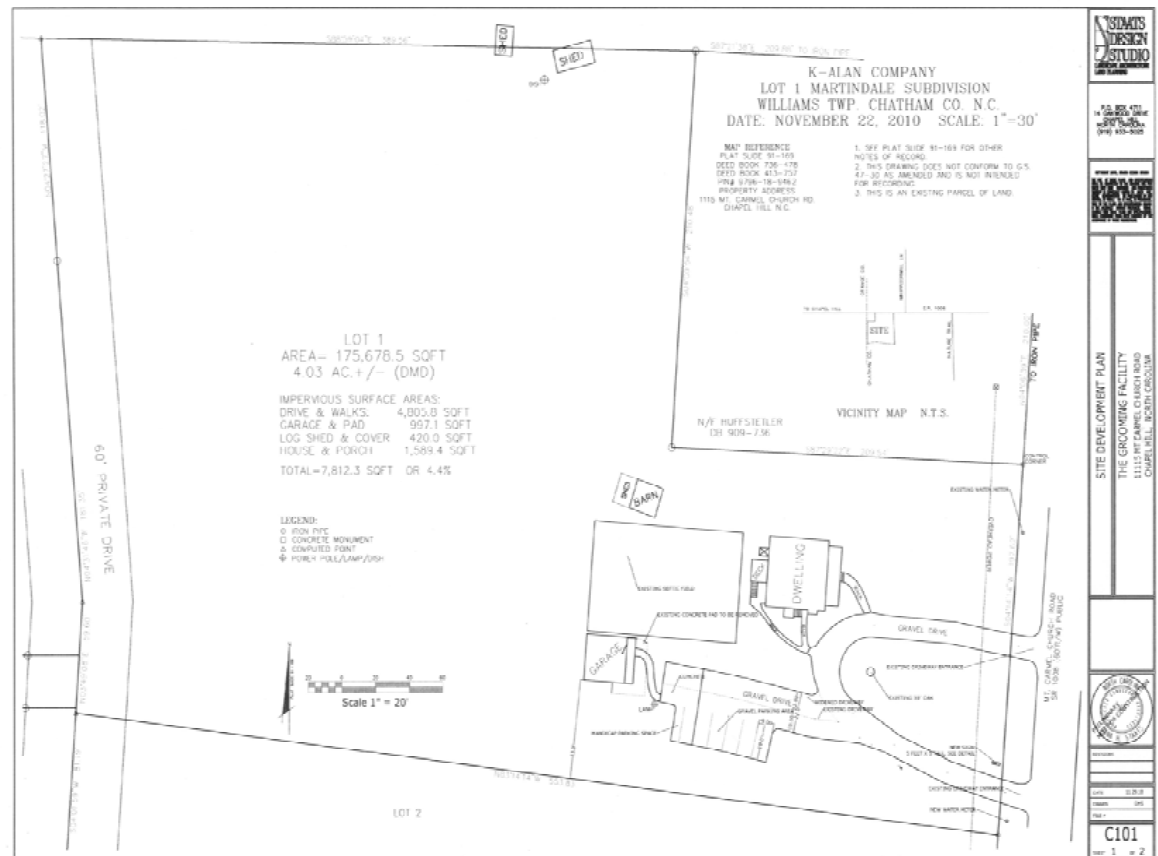
Garage/Pads = 997.1 SF

Log Shed/Cover = 420 SF

House/Porch = 1589.4 SF

Total SF = 7812.30

Impervious Surface = 4.4%



# Site Plan

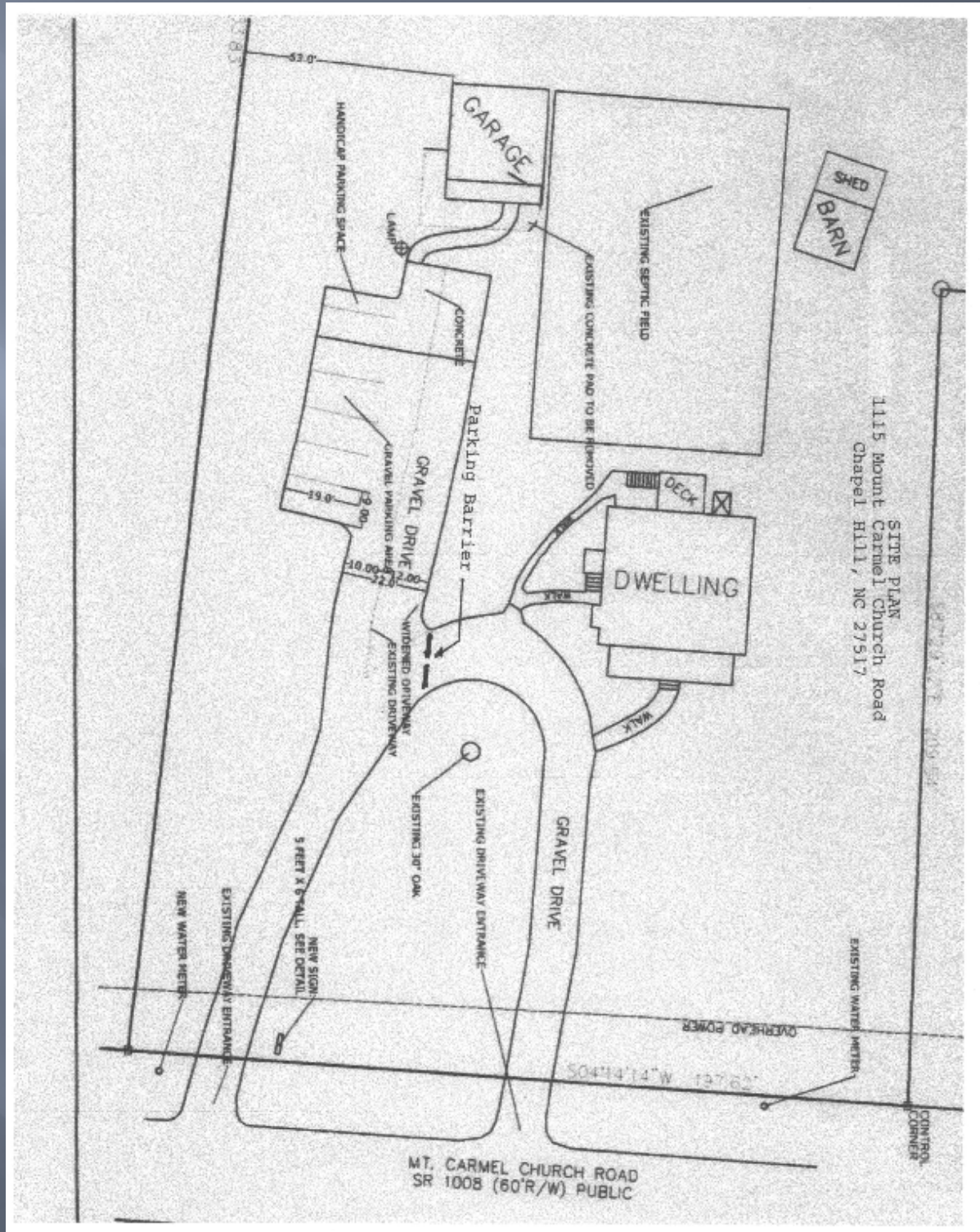
Garage Location:

228' From Mt. Carmel Church Road.

53' From Southern Side Property Line.

104' From Closest Northern Side Property Line

271' From Rear Property Line

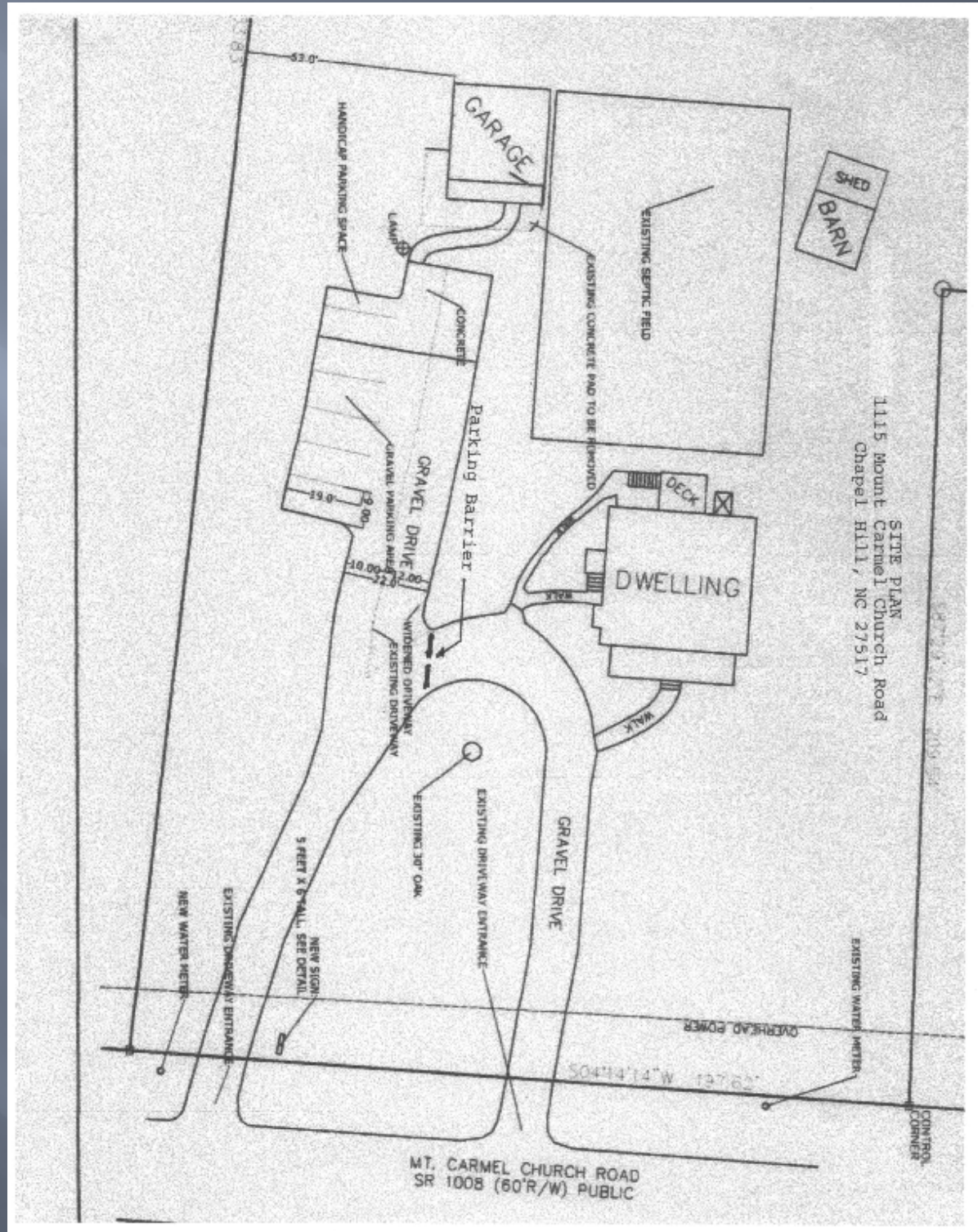




# Site Plan

## Proposed Revisions:

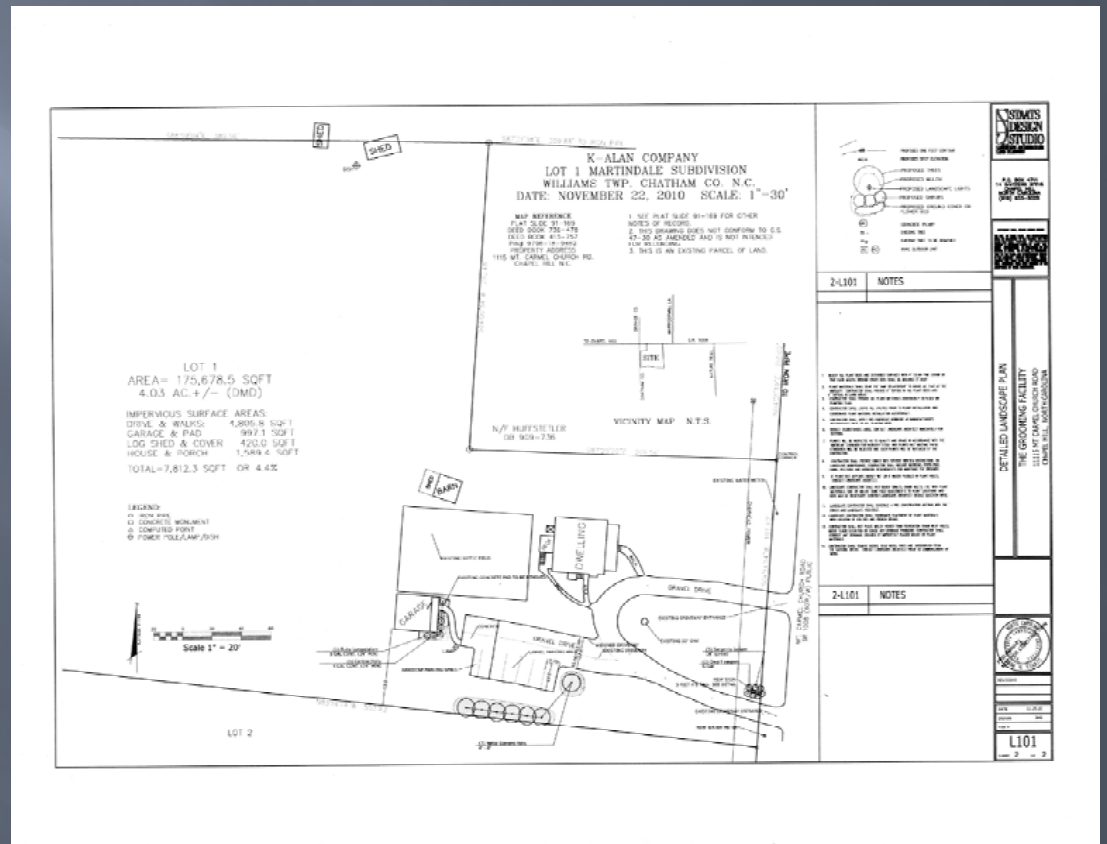
- Paved Driveway Apron and Driveway Approach per NCDOT and Chatham Co. Fire Marshall Request.
  - 30' Long, 20' Wide,
- Separation of Circular Drive per NCDOT Request w/ Curb Barrier.
- One Paved Handicap Parking Space and Sidewalk to Building Entrance.
- Five Additional Gravel Parking Spaces.
- Visual Screening Using Landscaping.
- Business Sign at Drive Entry per Chatham Co. and NCDOT.



# Landscape Plan

# Proposed Revisions

- Screening of Parking Area from Southern Neighbor.
- Limited Screening of Parking Area from Mt. Carmel Church Rd.
- Planting at Business Sign and Porch Perimeter.
- Post construction repair of existing grass areas.
- Maintain established topographical grades.
- Water line installation from proposed meter location to rear of facility.



# FINDING #1

## Eligible Conditional Use

- APPLICATION CONDITIONAL USE PERMIT
  - Retail Sales and Personal Service Shops
    - Specifically for Dog Grooming



# FINDING #2

## Essential or Desirable For Public Convenience or Welfare

- Convenience to established and future residential communities
- Community                      Number of Homes
  - Governors Club                      1209
  - Governors Park                      144
  - Governors Village                      100
  - Governors Lake                      49
  - Governors Forest                      51
  - Governors Townhomes                      84

Community	Number of Homes
• Townes of Governors	76
• Camden Village Apts.	242
• Briar Chapel	2389
• The Preserve	500
• The Legacy	105
• Windfall	73
• Fearrington Village	Information not given
■ Total	5022

## Need and Desirability

- American Veterinary Medical Association
  - 2007 United States Pet Ownership Demographics Sourcebook.
    - 37.2% of households have dogs.
    - 1.7 dogs per household.
- Conclusion: Approximately 3000 potential dog clients within a close radius of the site.



## Similar Uses

- Business

## Distance

Cole Park Veterinary Hospital  
Max's Dog Wash & Snack Shack  
Dogwood Veterinary Hospital  
Hill Creek Veterinary Hospital  
Pittsboro Groom and Room  
Pampered Pet Salon

6.4 Miles  
6.6 Miles  
8.6 Miles  
18.3 Miles  
14.95 Miles  
19.1 Miles

- Necessity
  - Increase of residential communities in immediate area surrounding this site.
    - Convenience
    - Proximity
  - Grooming facility will compliment the growing business service base in this area of Chatham County.
  - Desirable community atmosphere.
    - Motivation for investment.
    - Increased revenues.

## Pubic Improvements

- No public improvements necessary for operation of dog grooming facility
- Addition of meter/backflow preventer for specific water service to dog grooming facility.



# FINDING #3

## Emergency Services

- No additional services required.
- Existing public services sufficient.

## Traffic

- Existing capacity of Mt. Carmel Church Rd.
  - 15,000 vehicles per day.
  - 2009 NCDOT Maps = 4,300 vehicle per day.
- Minimal Impact
  - < 20 trips (cars) per day added to traffic volume.
- No road design changes needed per NCDOT.

## Visual Impact & Screening

- Minimal Impact
  - Use of existing driveway configuration
  - Driveway renovations established at existing topographical elevations.
- Upgrade of existing garage facade.
  - Front elevation modifications to compliment architectural style of existing home.

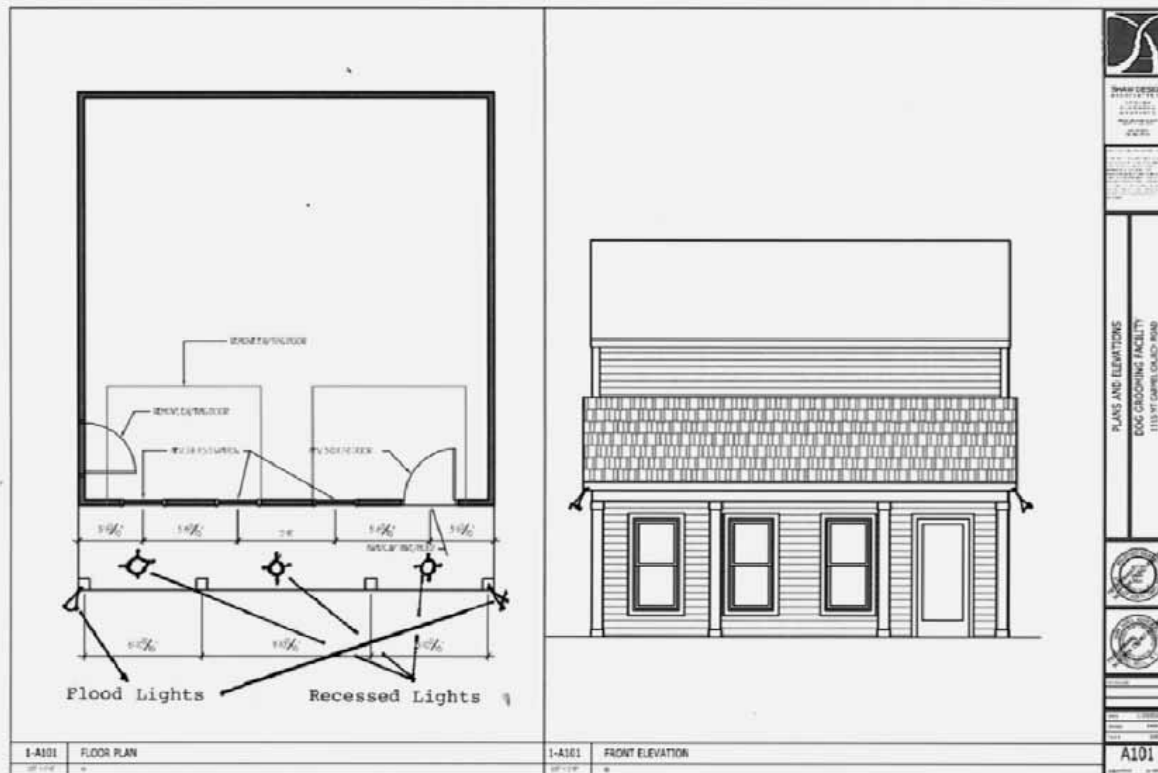
## Lighting

- Simple Plan
- Existing pole mounted Mercury vapor light to provide parking lot lighting.
- Downward pointing flood lights provide walkway and entrance lighting.
- Recessed lighting under covered porch.
- Exterior lighting controlled by sensors and timers.
- Business hours occur primarily in daylight hours.



# Electrical Plan

ELECTRICAL PLAN



## Noise

- Intermittent barking will occur inside facility.
  - Dogs will never be contained outside the facility.
- Exterior wall configuration and window/door selections will lessen noise decibel levels.
- Resulting noise levels will be no greater than existing traffic and neighborhood decibel levels.



# Decibel Ratings

- Barking Dog = 75 dB
- Insulated 2 x 4 Exterior Wall = 35 STC Rating.
  - STC Rating (Sound Transmission Class)
    - Rating of how well a building partition attenuates sound in decibels.
- Window = 27 STC Rating
- Typical Automobile Traffic = 50 dB.
  - Based on 10 cars/minute @ 100' distance
- Typical Rural/Suburban Outdoor Background. Noise Level = 40 – 60 dB.
- $75 \text{ dB} - 27 \text{ dB} = 48 \text{ dB}$  @ outside surface of wall.
- Noise transmission intensity decreases quickly over distance.
  - Closest residence is over 100' away from garage structure.

## Chemicals, Biological and Radioactive Agents

- No harsh or dangerous chemicals will be used.

- Product List:

### Product

Kennel Care

Nature's Miracle

Green Works

Anti-Stat

Coat Handler Conditioner

Flea and Tick Shampoo

Bark 2

Arm and Hammer

Bio-Groom Pro Lanolin Shampoo

### Use

Disinfectant

Stain & Odor Remover

Household Cleaner

Grooming Spray

Crème Rinse

Shampoo

Ear Cleaner

Laundry Detergent

Shampoo

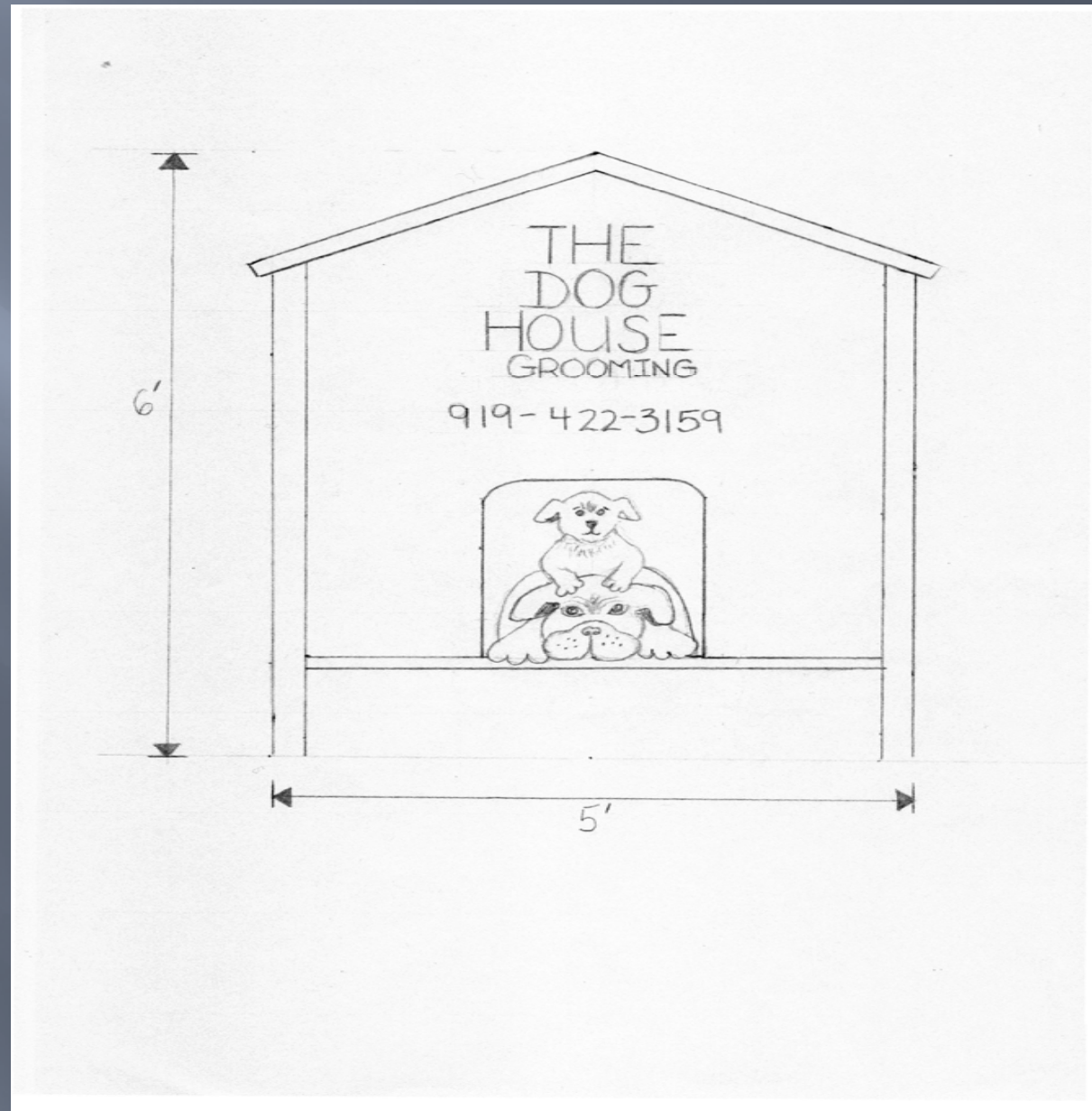
- Products generally rated as household cleaning or personal use products.
- Material Safety Data Sheets for each product included in submittal paperwork.



## Signs

- A business sign will be located at the north side of driveway entrance to the facility.
- Compliance with Chatham County and NCDOT ordinances and regulations will determine location and design of sign.
- Painted wood sign , six feet high and 5' wide, one foot off the ground.
- Lighted from ground level.
- Enhanced by low growing landscaping.

## Example Sign



# FINDING #4

## Land Conservation and Development Plan Reference

- Plan's General Goals: Balanced growth with different types of development guided to suitable locations while upholding the rural character and quality of the County.

- Dog Grooming Facility's Compliance with County Goals:
  - Growth.
    - Full time employment, although limited.
  - Suitable Development Locations.
    - Similar permits allowed for neighboring properties on Mt. Carmel Church Road.
    - Increasing service business development at nearby Governors Village.

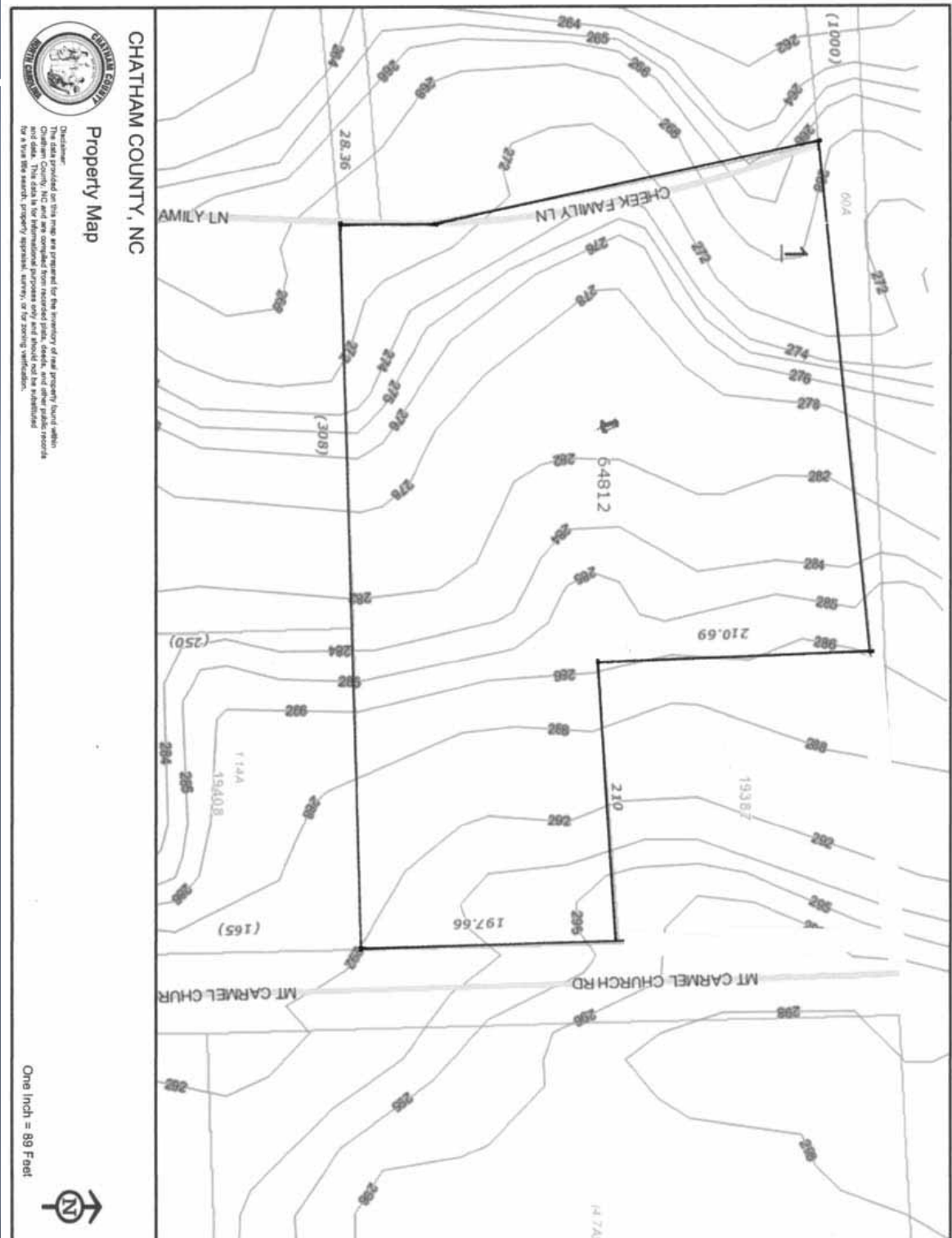


- Rural Character.
  - The facility will be located in an area which remains rural in character.
  - Required renovations will have low visual impact on the existing residential setting.
    - Existing home unaltered. Garage front elevation modification will compliment existing home's architectural style and materials.
    - Parking and driveway areas will generally be located within the existing driveway configuration.

- Quality.
  - Convenience for nearby communities.
  - Energy/Time conservation.
    - Less travel by automobiles.
    - Less energy consumption.
    - Less local pollution .
    - More free personal time (with a clean dog).

## Watershed and Flood Considerations

- Property is not within any flood zone.
- Impervious surfaces are well within allowed limits.
- Renovations will require minimal grading and minimal disruption to existing ground cover.
- Lot slopes gently from front to rear.
- Twenty feet of elevation drop in 554' of distance.





# FINDING #5

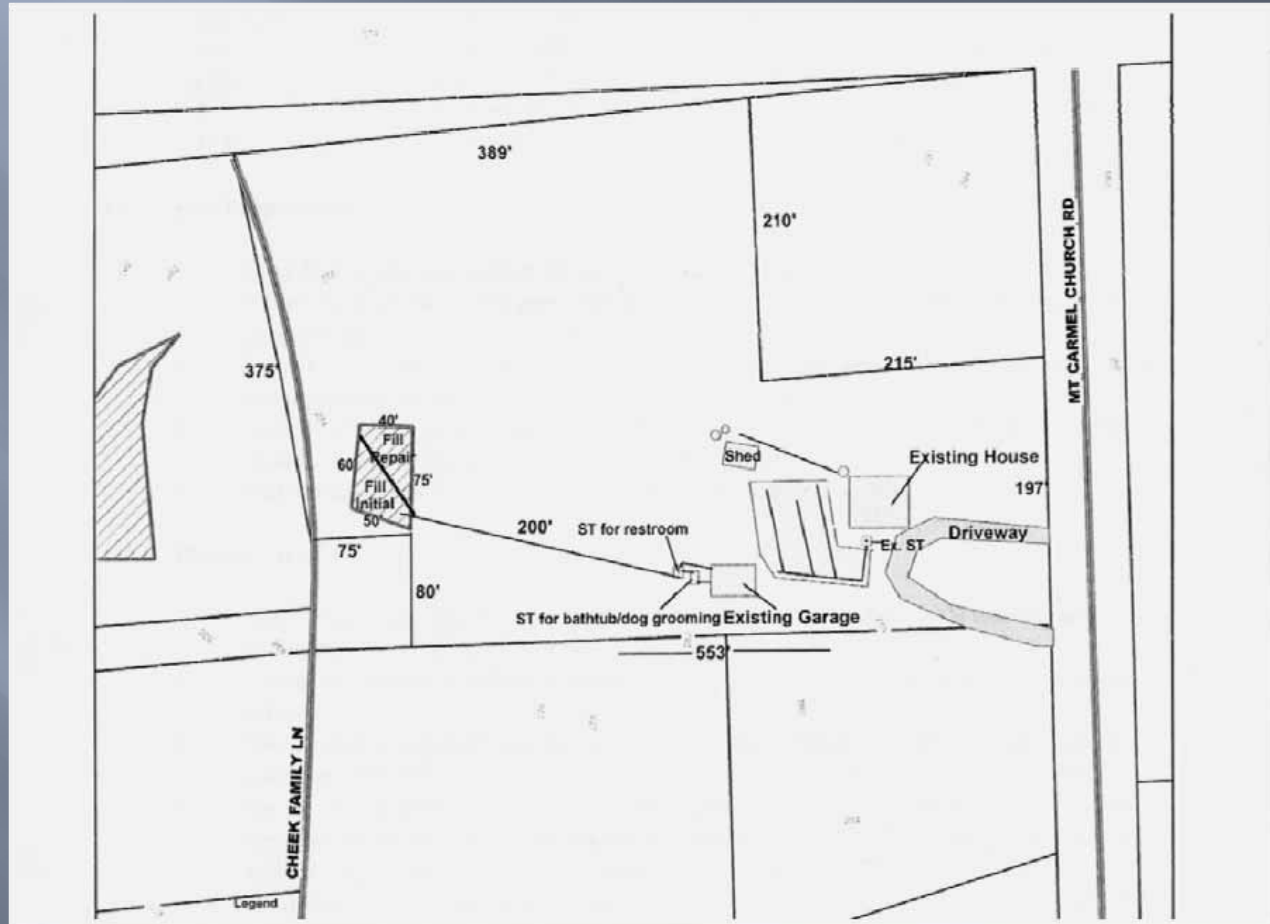
## Water Source and Requirements

- Property is currently connected to the Chatham County water system.
- Chatham County Public Works will require and additional water meter and service to the facility.
  - Approximately 100 gallons of water use per day.

## Wastewater Management

- New and separate wastewater system will be required.
- Design specifications have been established by the Chatham County Public Health Department.

# Wastewater System Design





# Summary

- A dog grooming facility at this site will result in very little change to the aesthetics of the neighborhood.
- The facility will offer the surrounding community with a unique and convenient service.
- Twenty years of successful dog grooming business history in Cary, NC.
  - Pretty Paws, Inc.
  - Thirty years of dog grooming experience.
- Over forty years of building construction experience.