

TOWN OF CHAPEL HILL

ATTACHMENT 2



Applicant Information

Name: Calvin A. Mellott
Address: 405 Jones Ferry Rd
City: Carrboro State: NC Zip: 27510
Phone (Work): (919) 967-2241 FAX: (919) 967-6209 E-Mail: cmellott@nc.rr.com

Property Owner Information (included as attachment if more than one owner)

Name: CHIP Orange Inc Phone (919) 967-2241
Address: PO Box 336
City: Carrboro State: NC Zip: 27510

Development Information

Name of Development: Mellott Supply / Chapel Hill Industrial Park
Tax Map: 27.0 Block: 18 Lot(s): #4 Parcel ID #: 9870788402
Address/Location: 7404 Millhouse Road
Existing Zoning: OI-1 New Zoning District if Rezoning Proposed: —
Proposed Size of Development (Acres / Square Feet): 3.4 ac | 148,540 sq'
Permitted / Proposed Floor Area (Square Feet): 39,215 sq' | 9,156 sq'
Minimum # Parking Spaces Required: 14 #Proposed 14
Proposed Number of Dwelling Units: — # Units per Acre —
Existing / Proposed Impervious Surface Area (Square Feet): — 0 — | 22,556 sq'
Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Signature] Date: 6/21/07

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8 1/2" by 11")** copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the third Wednesday of the month prior to the meeting. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

7

Developer's Program Statement

PIN # 9870788402
Tract # 739108

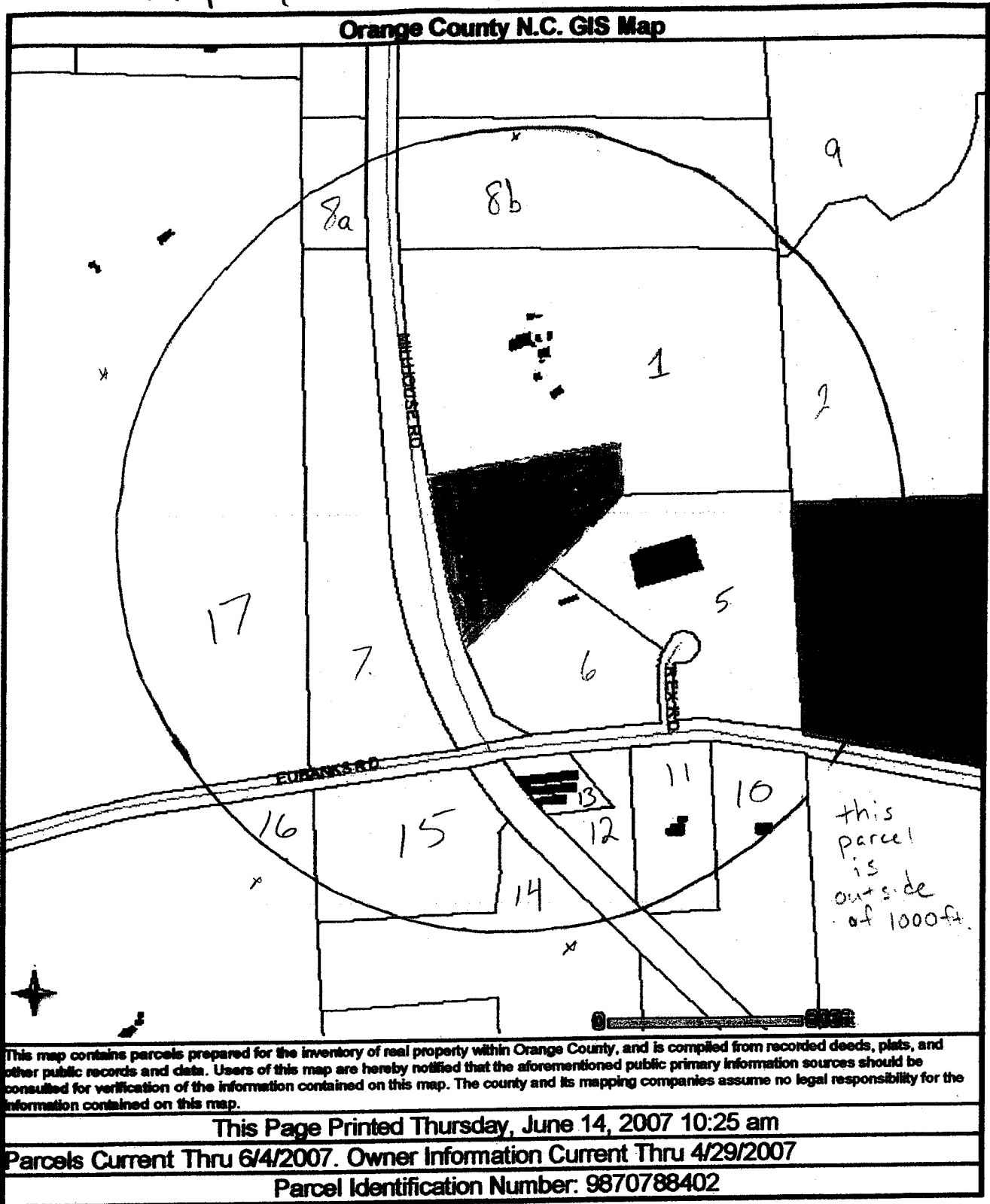
For the purpose of relocating an office building to the property and continuing the existing earthen materials supply operation, CHIP ORANGE INC desires a Special-Use permit for Lot #4 REC The Chapel Hill Industrial Park P51/101. After issuance of the permit, CHIP ORANGE INC will re-locate an office building to the lot, add a minimal amount of paved parking, remove stored equipment, and make the required lot improvements in order for Mellott Supply to continue servicing the region. The Special-Use permit is necessary for Mellott Supply to operate a community accessible branch of its business within the Chapel Hill, NC area.

Applicant: Calvin A. Mellott

Date: 6/29/07

Signature: 

Property Owners Within 1000ft



Summary
 Building
 Land
 Documents
 Prior Owners
 Addresses

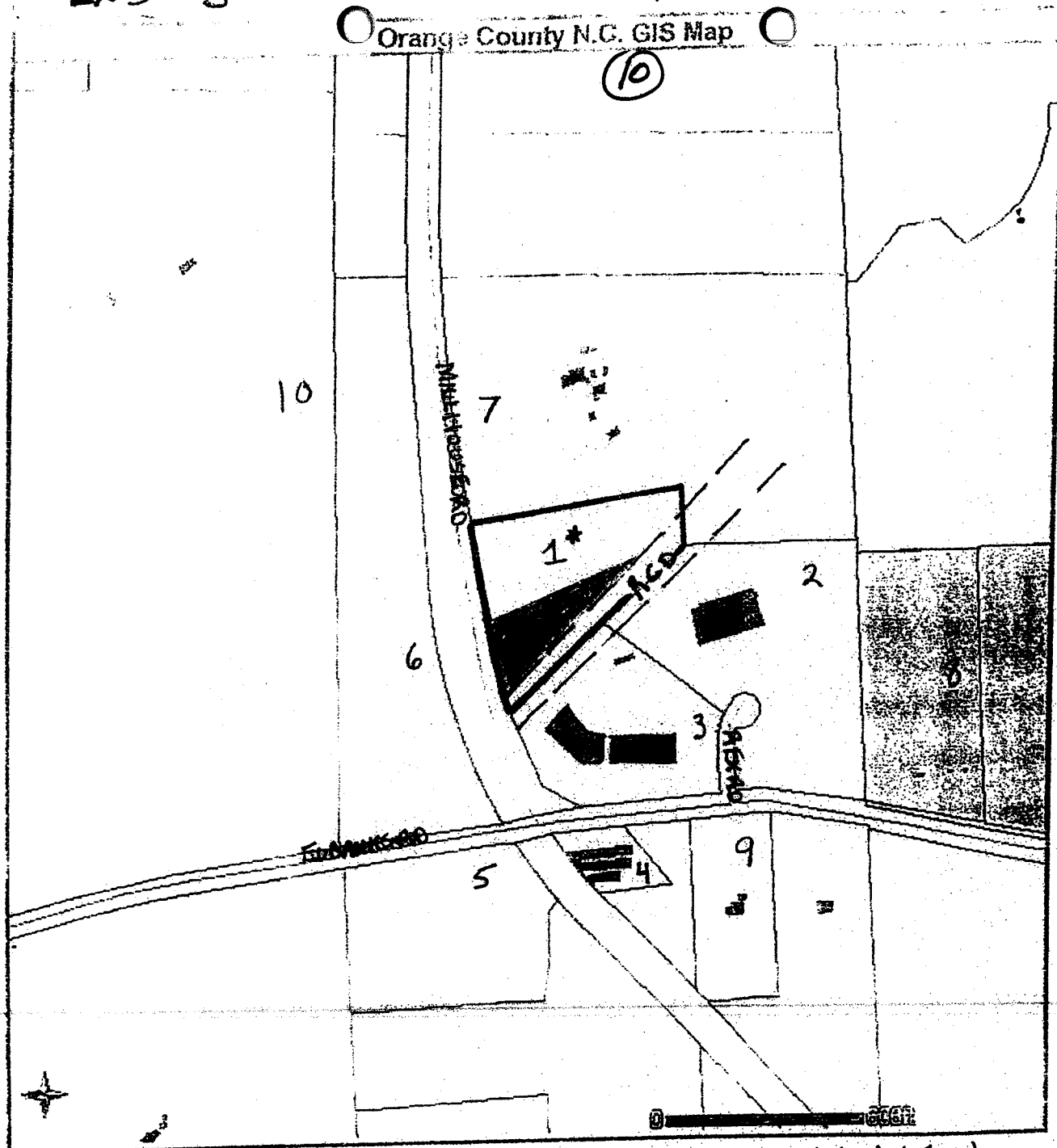
[Create Print Data Page](#)

Property Owners Within 1000ft of Proposal
Chapel Hill Industrial Park Lot #4

Property Owner	Address	City, State, ZIP	MAP Reference #	Tax Map #
Dianne & Janice Dawson	425 Louvre Ct	Atlanta, GA 30331	1	7.18..6
Laura E Hill	2015 Eubanks Rd	Chapel Hill, NC 27516	2	7.18..7A
Town of Chapel Hill	405 Martin Luther King Jr Blvd	Chapel Hill, NC 27514	3	7.18..8D
Park West Investors LLC	55 Wilcom Circle Ste 320	Chapel Hill, NC 27514	4	7.18..8
RALCAR Corp	PO Box 28606	Atlanta, GA 30358-0606	5	7.18..6A
CHIP Orange Inc	PO Box 336	Carrboro, NC 27510	6	7.18..6C
John & Denh Tran	1729 Grady Dr	Durham, NC 27712	7	7.18..2
Effie Merritt	315 McDade St	Chapel Hill, NC 27514	8a & 8b	7.18..5
Town of Chapel Hill	405 Martin Luther King Jr Blvd	Chapel Hill, NC 27514	9	7.19..23H
Chapel Hill Watch Village LLC	104 Jones Ferry Rd Ste B	Chapel Hill, NC 27514	10	7.18..16
Chapel Hill Watch Village LLC	104 Jones Ferry Rd Ste B	Carrboro, NC 27510	11	7.18..16A
Jacqueline Upperman	717 Huntington Ave	Carrboro, NC 27510	12	7.18..19
AJSP LLC	1705 Legion Rd Ste 100	Plainfield, NJ 07060	13	7.18..17
Jacqueline Upperman	717 Huntington Ave	Chapel Hill, NC 27517	14	7.18..19
Geoffrey Gledhill	PO Box 1529	Plainfield, NJ 07060	15	7.18..18
Orange County	PO Box 8181	Hillsborough, NC 27278	16	7.18..1A
Orange County	PO Box 8181	Hillsborough, NC 27278	17	7.18..1

Existing Location and Use Map

Orange County N.C. GIS Map



Legend

Area of Existing Use

Easement

#1-10 Use Location

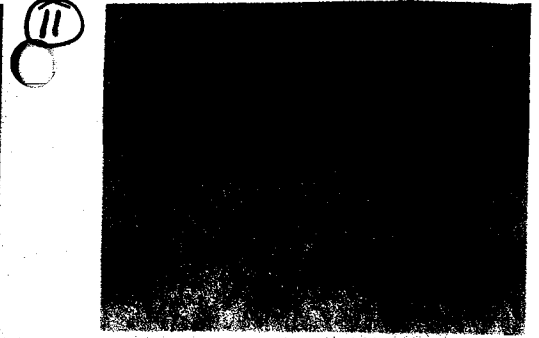
- 1* - Parcel for review - Material Supply Equipment Storage
- 2 - UPS Distribution Center
- 3 - Commercial/office Buildings
- 4 - Self-Storage Facility
- 5 - None Existing; Railway
- 6 - Railway Passage; Vacant
- 7 - Farm/Residence
- 8 - Chapel Hill Park & Ride, Eubanks Rd
- 9 - Residence
- 10 - Orange County Refuse & Recycling Center



#1
Existing Site
- Materials
Supply



#1
Existing Site
- Materials
Supply



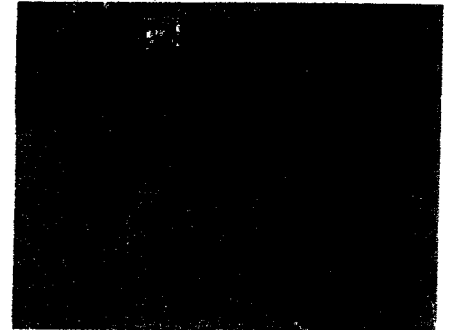
#1
Existing Site
- Centered Drop
Inlet



#1
Existing Site
- Centered Drop
Inlet



#1
Existing Site
- Retention
Basin for Drop
Inlet



#1
Existing Site
- View from
East to West



#1 Existing Site
- Materials
Supply



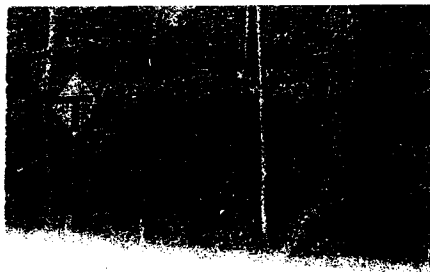
#1 Existing Site
- Materials
Equipment Storage



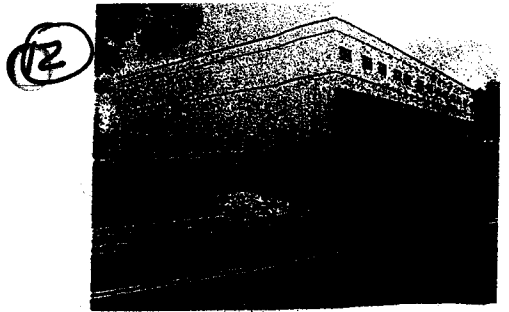
#1 Existing Site
- Equipment
Storage



#1
- Site Entrance
on Millhouse Ad



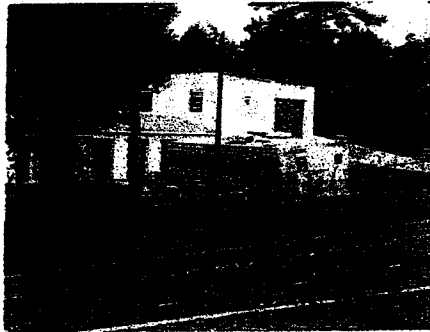
#6
Adjacent Use
of Railway Passage



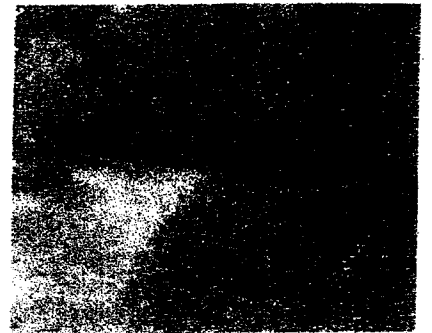
#3
Chapel Hill Industrial
Park - CHIP



#2
Regional UPS
Distribution Center



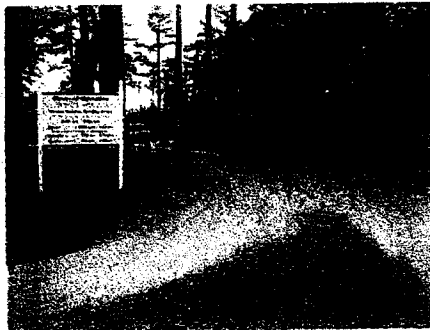
#4
Chapel Hill Self-
Storage Facility



#1
Existing RCD



#1
Existing Site
- Equipment
Storage



#10
Orange County Refuse
and Recycling Center

PIN # 9870788407
Tract # 739108

Developer's Statement of Compliance

In pursuing a Special-Use permit for Lot #4 REC The Chapel Hill Industrial Park p51/101 on Millhouse Road, this statement of compliance with the Town of Chapel Hill's design guidelines is created. We understand the current zoning for this land as OI-1, as recently amended from the existing M-1 classification. The guidelines used for compliance reference the alleged OI-1 zoning classification.

The dimensional matrix from the Land Use Management Ordinance is the tool used in this section of stated compliance.

<u>OI-1</u>	<u>Required</u>	<u>Proposed</u>
Minimum Lot Size	5500 sq'	148,540 sq'
Minimum Frontage	40'	60'
Minimum Lot Width	50'	180'
Maximum Building Height	29'	22'
Minimum Street Setback	24'	65'
Maximum Impervious Surface	35,650 sq'	22,556 sq'
Maximum Floor Area	39,215 sq'	9,156 sq'

The compliance with parking regulations will be in accordance with an allowance yet to be determined. The parking allowance will be justified by the use of the property and permitted by exception and agreement with the Town Manager of Chapel Hill. The current site concept will allow for 14 paved parking spaces. Additional parking space can be included in a gravel lot.

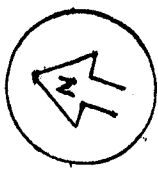
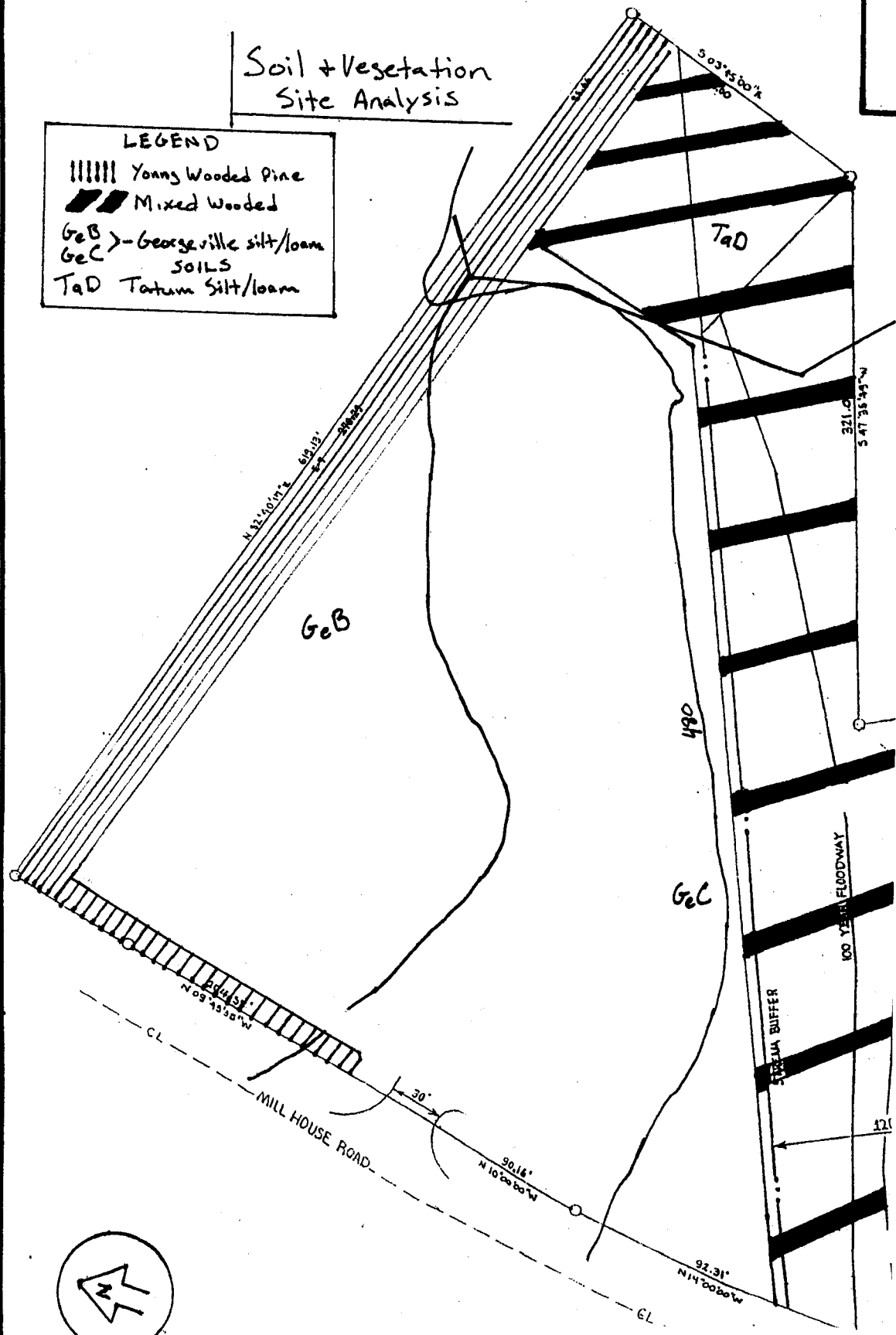
In compliance with the town's stormwater management program, additional runoff from added development will be a design storm average of 1.6 cf/s. Runoff from the addition of impervious surface will be controlled and mitigated by the use of a 400' grass swale on the north edge of the property. According to research done by Dorman, 1989, Harper, 1988, and Kercher, 1993, the grass swale that will mitigate runoff from impervious surfaces will remove the necessary 85+% of total suspended solids, a requirement for NPDES Phase II regulations. The runoff managed by this device will also be subject to infiltration within the property limits. The Georgeville and Tatum silt/loam soils of the property have a reasonable percolation rate to ensure this measure. The center site drop inlet and retention basin will control runoff from the remainder of the site. This currently existing device has proven its effectiveness, as silt/sediment is evident at the base of the retention basin that catches this flow. This site will meet compliance with local stormwater regulations.

14

Soil + Vegetation Site Analysis

LEGEND







- ||||| Young Wooded Pine
- ▨▨▨ Mixed Wooded
- GeB } - Georgeville silt/loam
- GeC } SOILS
- TaD Tatum Silt/loam

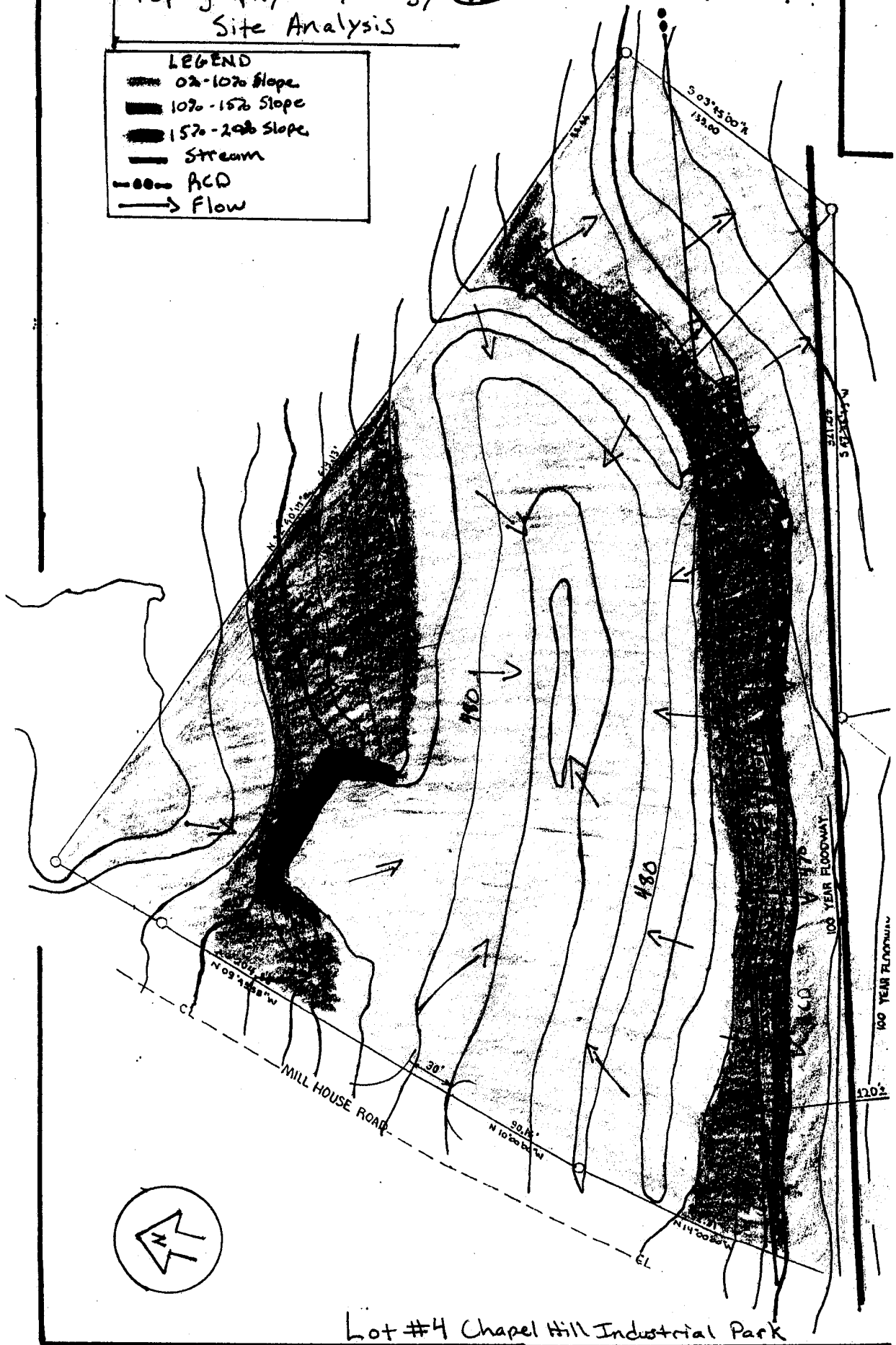


Lot #4 Chapel Hill Industrial Park

Topography & Hydrology (15) Site Analysis

LEGEND

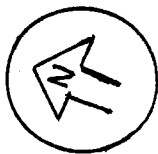
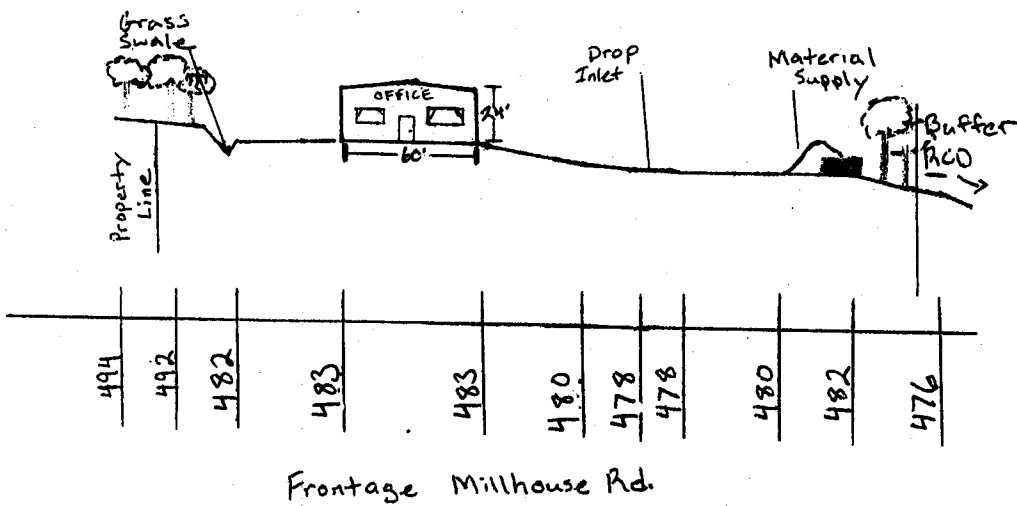
-  0% - 10% Slope
-  10% - 15% Slope
-  15% - 20% Slope
-  Stream
-  ACD
-  Flow



Lot #4 Chapel Hill Industrial Park

16

Site
Cross-Section








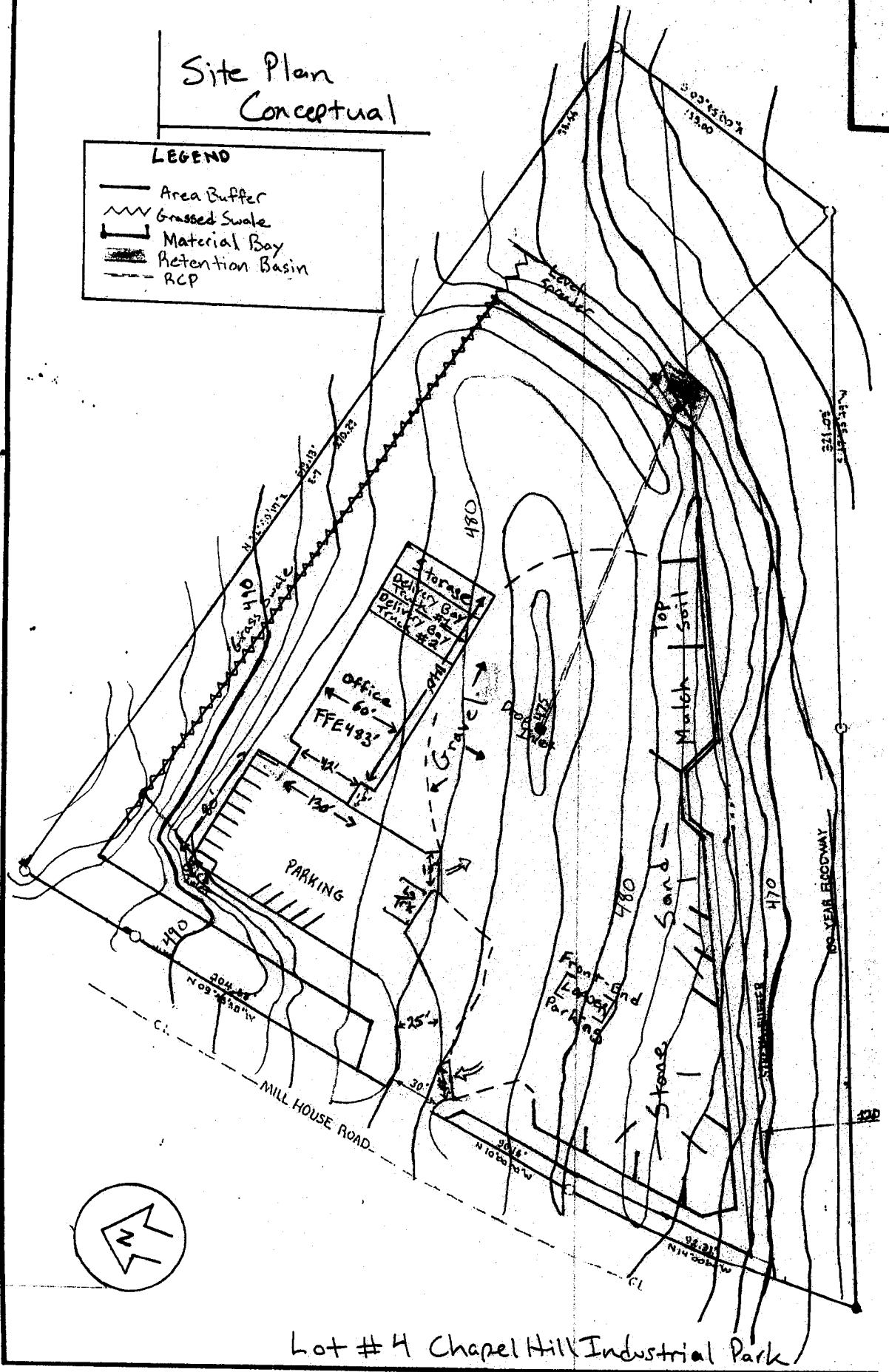
Lot #4 Chapel Hill Industrial Park

(17)

Site Plan Conceptual

LEGEND

-  Area Buffer
-  Grassed Swale
-  Material Bay
-  Retention Basin
-  RCP



Lot #4 Chapel Hill Industrial Park