



Town of  
**INDIAN TRAIL**  
north carolina

P.O. Box 2430  
Indian Trail, North Carolina 28079  
Telephone (704) 821-5401  
Fax (704) 821-9045  
PLANNING AND DEVELOPMENT DEPARTMENT

## Special Use Permit Staff Report

<b>Case: SUP 2010-006</b>			
<b>Reference Name</b>	5517 Orr Road- Accessory Apartment		
	<b>Proposed Use</b>	Accessory Apartment	
<b>Existing Site Characteristics</b>	<b>Existing Zoning</b>	SF-1 (single-family residential)	
	<b>Existing Use</b>	Single-family	
	<b>Site Acreage</b>	7.47 acres	
<b>Applicant</b>	Chris Azar		
<b>Submittal Date</b>	October 6 <sup>th</sup> , 2010		
<b>Location</b>	5517 Orr Road		
<b>Tax Map Number(s)</b>	07-069-125a		
<b>Comprehensive Plan</b>	Town of Indian Trail Land Use Map	<b>Designation</b>	Railroad Corridor
		<b>Consistent with Request</b>	Yes

### Project Summary

**Request:** This is a special use permit request for a 450 square foot accessory apartment (See Attachment 1).

### Areas of Analysis:

1. **Subject Property-** The property is zoned SF-1, with a single-family detached home and is located on Orr Road.
2. **Adjacent Properties-** The adjacent properties are zoned a mixture of Single Family (SF-1) and Light Industrial (LI).
3. **Indian Trail Comprehensive Plan-** The proposed use meets the goals of the Comprehensive Plan.
4. **Staff Recommendation:** Staff finds that this SUP request is consistent with all of the requirements of the Indian Trail Unified Development Ordinance (UDO).



## Analysis

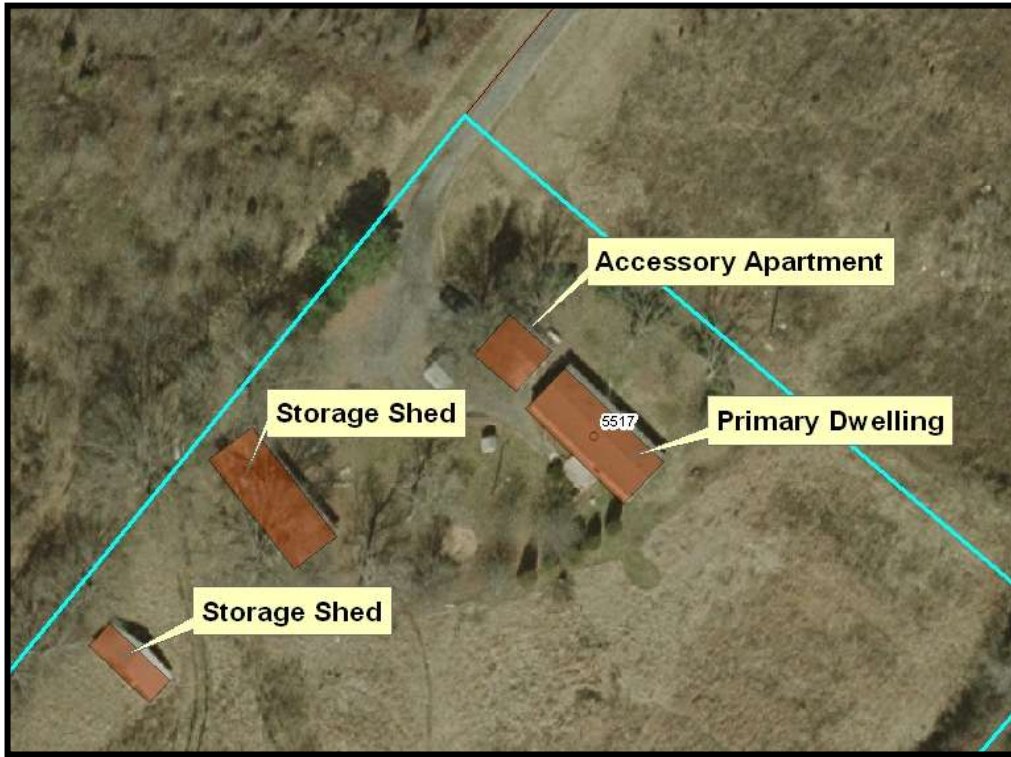
### Site

This is a request for a 450 square foot accessory apartment on 5517 Orr Road (See Attachment 1). The property itself is zoned SF-1 for single family residential. The site is located on Orr Road, which is a dead end road approximately 1,700 feet in length. This zoning on this road is a mixture of Light Industrial and Single Family residential; however, the currently uses are not of light industrial nature. There is a mixture of residential and construction offices located on this road.

The subject property is 7.47 acres and currently holds 7 structures according to county records (1 dwelling unit and 6 other structures consisting of storage and utility sheds and lean-tos). At this time the owner only has a valid permit for one dwelling unit. Mr. Azar is requesting that a Special Use Permit be issued to allow for an accessory apartment be added to the location.

The Town began working with this property in October, 2009 regarding a Minimum Housing Code violation. It was discovered during this process there were two buildings being used on site for as dwelling units (the 1440 sq ft mobile home and the 450 sq ft building). Research found that the property had been permitted for only one dwelling unit (the existing 3 bedroom mobile home). The Town conducted research and found that no valid permits had been issued by the Town for a second dwelling unit (450 sq ft unit). Staff also researched the county permits and tax assessors records confirmed that a permit had only been issued for one dwelling unit on the site. The county permits indicated that

a permit and certificate of occupancy had been issued for the mobile home (see Attachment 3). There were no records of permits for the second unit. Furthermore, the most recent tax assessor records indicate that the 450 sq ft building on the property is a utility shed.



Staff notified the applicant of the findings from the research and then explained the process to receive approval of the second dwelling unit. One of the criteria for approval of a dwelling unit is the applicant provide proof of water and sewage availability to the property.

The applicant worked with Union County Environmental Health to receive approval for septic for the accessory apartment. Environmental Health issued an approval in August, 2010 to allow for the 450 sq ft building to be permitted as an accessory apartment as long as it is attached to the main structure (the mobile home). They are essentially treating the approval as if it was for a four (4) bedroom home.

With the approval from the Environmental Health Department, the applicant was able to move forward on approval from the Town for the accessory apartment. The Unified Development Ordinance (UDO) states that accessory apartments are permitted with the approval of a Special Use Permit from the Board of Adjustment. The applicant submitted a Special Use Permit application on October 6<sup>th</sup>, 2010.

## **Pictures of the Property**



## **Parking**

The site has a gravel driveway with a parking area comprised of both dirt and gravel and can accommodate parking for several cars. Based on the Town's standards, single-family detached homes must have a minimum of two parking spaces per dwelling unit, plus one space per room rented. Since the accessory apartment is an accessory to the existing dwelling unit, there is a minimum of three parking spaces that have to be provided. The existing parking meets the requirements of the UDO because it can accommodate more than the minimum of three parking spaces.

## **Screening**

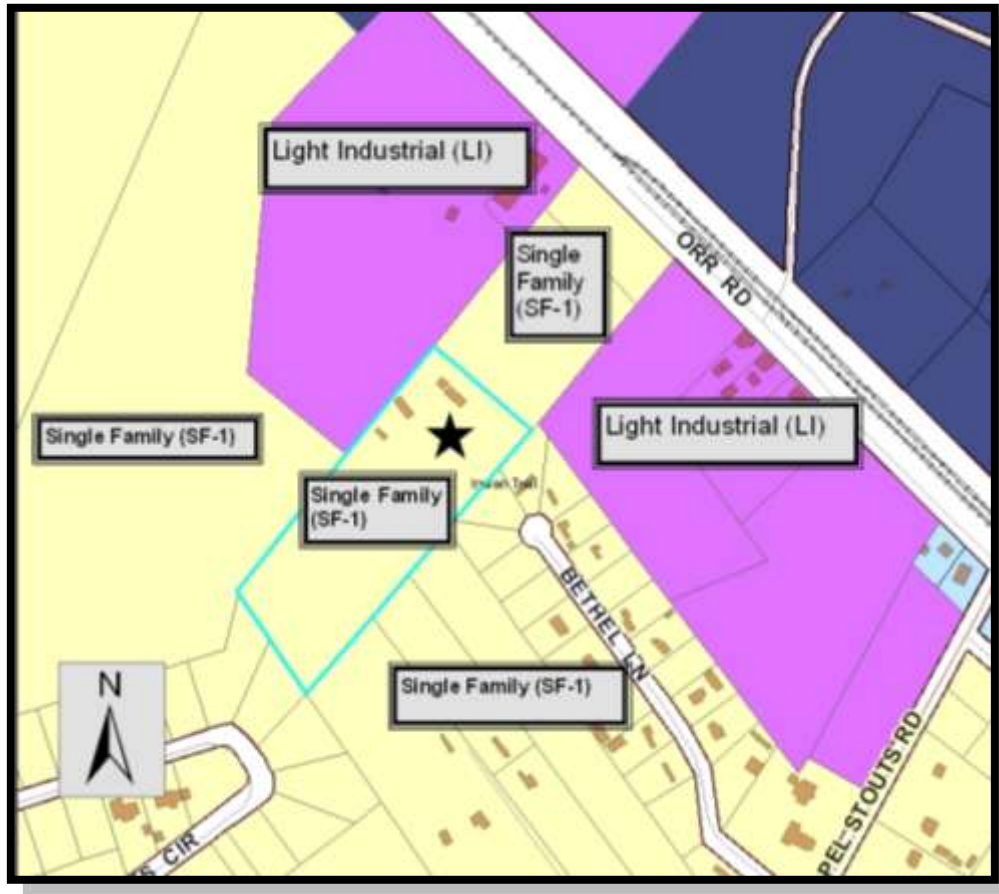
Screening is not required by the UDO for accessory apartments. The site, in its current state, is heavily screened. There is an existing dense wooded area between the sites and all surrounding uses.

## **Appraiser's Report**

For a special use permit request, an applicant has to show that the use will not substantially injure the value of adjoining or abutting properties. In doing so, an applicant has to submit a report from a North Carolina State Certified Real Estate Appraiser, which addresses whether or not the use substantially injures abutting or adjoining property values. This appraiser's report is then included as a part of the submitted application to the Town.

Applicant did submit an appraiser's report as part of the application to the Town. The report, states that the accessory apartment use does not substantially injure the value of adjoining or abutting properties (See Attachment 5).

## Map of Zoning



## **Comprehensive Plan Consistency**

Under Section 4.2.8 of the Indian Trail Comprehensive Plan, the Railroad Corridor is intended to provide for mostly industrial uses and to allow for a small mix of other uses as well including medium to high density residential, retail, office and institutional uses. An accessory apartment use helps to promote greater residential housing choices, but does not increase the amount of properties zoned for residential in the Railroad Corridor because it is keeping in compliance with the existing zoning of the property.

## **Required Findings**

Under UDO Section 360.080, the Board of Adjustment, when considering whether to approve an application for a special use permit, shall review and evaluate the following:

1. **Whether the application is complete.**
  - a. Staff is of the opinion that the application for SUP2010-006 5517 Orr Road Accessory Apartment is complete.

2. **The Board will consider whether the application complies with all of the applicable requirements of this ordinance.**
  - a. As per the stated conditions of this special use permit, staff is of the opinion that SUP 2010-006 5517 Orr Road Accessory Apartment is in compliance with the requirements set forth by the Unified Development Ordinance (UDO).
3. **If the Board of Adjustment concludes that if all such requirements are met, it will issue the permit unless it adopts a motion to deny the application for one or more of the reasons set forth in UDO Chapter 360.030.**
  - a. Such a motion will propose specific findings, based upon the evidence submitted, justifying such a conclusion.

Under UDO Section 360.030, the Board of Adjustment must make these required considerations of public health, safety, and welfare. The Board of Adjustment's authority in the review of this special use permit application is broad and the Board may approve with conditions if it concludes, based upon the information submitted at the hearing, that the proposed development will:

1. **Not materially endanger the public health or safety; or**
2. **Not substantially injure the value of adjoining or abutting property; or**
3. **Be in harmony with the area in which it is to be located; or**
4. **Be in general conformity with the Town of Indian Trail Comprehensive Plan or other adopted plans.**

If one of these findings cannot be made, then the Board must move to deny the special use permit request, stating for the record why the Board has decided to do so.

## **Recommendation**

If the Board is of the opinion that the above required findings can be made to approve the project, staff recommends the site be subject to the following conditions, along with the Board's approval of the special use permit:

1. All permits submitted under this SUP shall be subject to the regulations and requirements of the Indian Trail Unified Development Ordinance (UDO).
2. This Special Use Permit permits the 450 sq ft accessory apartment only and does not apply to any other structures on the property.
3. All permits issued for the site should include any outside agency approvals and/or permits.
4. The applicant must obtain a zoning permit from the Town of Indian Trail, following approval of this SUP by the Board of Adjustment. Any zoning permits issued by the Town shall follow these SUP approved plans.
5. The site must be used in compliance with the Union County Environmental Health approval letter dated August 30, 2010.
6. Applicant shall maintain the existing screening and landscaping for the property as a part of this SUP.

### Attachments

Attachment 1- SUP Application

Attachment 2- Union County Assessor's Card  
Attachment 3- Certificate of Occupancy for Mobile Home  
Attachment 4- Environmental Health Approval- Septic  
Attachment 5- Appraiser's Report

Katie Drye, AICP  
Senior Planner  
Town of Indian Trail  
[krd@planning.indiantrail.org](mailto:krd@planning.indiantrail.org)

## **ATTACHMENT 1**

# SPECIAL USE PERMIT APPLICATION



**PLANNING AND DEVELOPMENT DEPARTMENT**  
 PO Box 2430  
 Indian Trail, NC 28079  
 Telephone (704) 821-5401  
 Fax (704) 821-9045



10-07-10 12:05 IN

**ONLY COMPLETE APPLICATIONS ACCEPTED**

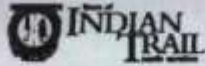
Processing Fee \$300.00

Notification Fee \$2.50 per adjoining property owner

Date Received 10-7-10

R-000213

SPECIAL USE PERMIT APPLICATION



Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 8 copies of Concept Plan
- Statement of Justification (used to determine if Findings of Fact can be made at public hearing)
- Statement of Appraisal
- Fees associated with review

General Information

Project Address 5517 Orr Rd  
 City Monroe State NC Zip 28110  
 Tax Parcel ID 07-069-125A Zoning Designation R-20/SF-1  
 Total Acres 7.47 AC Impervious Area \_\_\_\_\_  
 Project Description \_\_\_\_\_

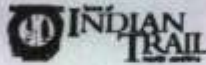
Contact Information - Applicant

Name CHRIS AZAR  
 Address 5523 Orr Rd  
 City Monroe State NC Zip 28110  
 Phone 704-283-3031 Fax 704-289-2438  
 Email CAZARI@PeoplePC.com

Contact Information - Property Owner

Name SAME  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_

SPECIAL USE PERMIT APPLICATION



Applicant's Certification

Signature [Signature] Date 10-6-10

Printed Name/Title CHRIS AZAR / OWNER

Signature of Notary Public [Signature] Date 10-6-10

Notary Seal



Property Owner's Certification

Signature [Signature] Date 10-6-10

Printed Name/Title CHRIS AZAR / OWNER

Signature of Notary Public [Signature] Date 10-6-10



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER:	<u>SUP 2010-006</u>	
DATE RECEIVED:	<u>10/7/2010</u>	AMOUNT OF FEE: <u>\$ 315</u>
RECEIVED BY:	<u>Keith Sorensen</u>	RECEIPT #:



## SPECIAL USE PERMIT APPLICATION

PLEASE PROVIDE INFORMATION REGARDING THE FOLLOWING ITEMS TO BE  
CONSIDERED COMPLETE AS AN SUP APPLICATION:

- 1.) Concept Plan - Need to include specifics on the following items:
  - > Building footprint (including setbacks, height, dimensions, etc.)
  - > Parking Area (On and off-site, handicap spaces, truncated domemats, etc.)
  - > Open Space Areas
  - > Signage
  - > Sidewalks, trail and bikeways
  - > Lighting
  - > Utilities
  - > Stormwater/Drainage Calculations and Plan
  - > Other Requirements related to this concept plan as may be needed or required by the Unified Development Ordinance, Land Development Standards, Comprehensive Plan, and/or other related plans
- 2.) Letter of Intent - Need to include specifics on the following items:
  - > Hours of Operation (if not a residential use)
  - > Size and scope of potential use
  - > General outline of Concept Plan described above
  - > Other Requirements related to this letter of intent as may be needed or required by the Unified Development Ordinance Land Development Standards, Comprehensive Plan, and/or other related plans

STATEMENT OF APPRAISAL

Please add a written consulting report from a North Carolina State Certified Real Estate Appraiser that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice.

STATEMENT OF JUSTIFICATION (see attached form next page)

The applicant must prove the following in a letter addressing each item in this list individually.

- 1.) That the use will not endanger the public health and safety.
- 2.) That the use will not injure the value of adjoining or abutting property (a statement from a certified appraiser may be required to show this).
- 3.) That the use will be in harmony with the area in which it is located.
- 4.) That the use will be in conformity with the land development plan, thoroughfare plan, or other plan officially adopted by the Town Council.

SPECIAL USE PERMIT APPLICATION



Statement of Justification (please fill out this form or provide attached documentation as needed)

For each item, please specify as to how each required finding can be met and satisfied:

1. That the use will not endanger the public health and safety

*This same unit Addition Been in use for eleven years under Residential. same owner Purchased the Property in 1999*

2. That the use will not injure the value of adjoining or abutting property (a statement from a certified appraiser may be required to show this)

*see attached letter*

3. That the use will be in harmony with the area in which it is located

*yes No other Property within 4-500' + Balance Raw Canal + Woods.*

4. That the use will be in conformity with the Comprehensive Plan, Thoroughfare Plan, or other plan officially adopted by the Town Council

*This S.U.P WAS NEEDED TO SATISFY THE U.D.O. BASIN STAFFS REQUIREMENT + FINDINGS.*

**Letter of Intent**

The property location is at 5517 Orr Road, Monroe, N.C. 28110.

There is an accessory structure building that has been in existence since being purchased in 1999. The structure is a 450 square foot garage/ apartment/ mother-in-law suite building.

The building is residential and sits approximately 20 feet away from a manufactured home that sits on a tract of land that is approximately 7.5 acres. This residential property is private and secluded with no neighbors. The structure has been used as an office, studio and mother-in-law suite.

The intent for the SUP permit is to accommodate the new UDO of the Town of Indian Trail. The building has no new use than it has from the previous years. It will continue to be used for the same purpose. The SUP permit will allow it to fit into the UDO guidelines.



## **ATTACHMENT 2**

Summary of Improvements								
ID	USE	Story Hight	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
K	PHONE	0.00		Avg	1988	1988	P	1440
01	PEROGROUP	0.00		Avg	1988	1988	P	1
02	UTILSHED	0.00	1	Fair	1988	1988	AV	144
03	ROLERLLO	0.00		Good	1988	1988	AV	1200
04	UTILSHED	0.00	1	Fair	1988	1988	P	144
05	LEHITO	0.00		Avg	1988	1988	AV	144
06	LEHITO	0.00		Avg	1988	1988	AV	144
07	ASMETP	0.00		Avg	1988	1988	AV	180

Above is a copy of the County Assessor card. The proposed accessory apartment is indicated on the card as a utility shed.

## **ATTACHMENT 3**

**CERTIFICATE  
OF  
OCCUPANCY AND COMPLIANCE  
UNION COUNTY**

No. 3797-99  
Date. 12/30/99

This is to certify that Chris Azar of Monroe North  
Carolina having filed on October 26 19 99 application for the said  
construction, alteration, repair of mobile home and a permit number  
B25392 application having been duly approved, and the said structure being now complete and the undersigned being satisfied  
therefor granted, and the said structure being now complete and the undersigned being satisfied  
after an inspection of the same that said structure was constructed, altered, repaired in full  
compliance with the permit granted therefor, and with the Zoning Ordinance, and that the  
proposed use there of is in full conformity with the Zoning Ordinance, permission is hereby  
granted to use the same for the following purpose: mobile home



*Paul Klein*  
UNION COUNTY DEPARTMENT OF INSPECTION

## **ATTACHMENT 4**

Owner's Name: Chris Azar Construction Authorization Permit #: 10194  
 Property Location: Or Rd

**PERMIT CONDITIONS SHEET**

**The following items apply to every site:**

- > No construction of system while soil is in a wet condition
- > If any changes are made to the septic area during building construction, permit shall be voided.
- > Keep lines on contour of land and level.
- > Keep all parts of septic system (initial and repair) the minimum distance from the following:
  - Utilities: 10 ft
  - Irrigation Systems: 10 ft
  - Property Lines: 10 ft
  - Swimming Pool: 15 ft
  - Pond: 50 ft
  - Stream (creek): 50 ft
  - Water line: 10 ft
  - Body of Water classified as WS-I and SA: 100 ft
- > Contact EHS 48 hours prior to installation for a pre-construction meeting.
- > Contact EHS at (704) 283-3827 if any questions.

**The following selected conditions must be met on this site:**

- Septic System to be marked prior to pre-installation meeting between EHS and Septic Contractor.
- Surveyor to mark drainfield(s) prior to pre-installation meeting between EHS and Septic Contractor.
- Property lines shall be marked prior to pre-installation meeting.
- Licensed Soil Scientist must be present at pre-installation meeting and during final inspection.
- Licensed Soil Scientist must provide a letter of approval stating system was installed according to design.
- Keep well a minimum of 100 ft away from all parts of septic system and out of shaded area on permit.
- Keep system a minimum of 10 ft off of building foundation(s).
- 3-10 inches of additional cover to be brought in over system.
- Homeowner to provide Health Department with a copy of a signed valid maintenance contract prior to final system approval.
- Float tree to be used in pump tank
- NEMA 4X Box to be mounted on a treated 4 ft X 4 ft post.
- Pump must be activated and tested using potable water before final system approval.
- 8 inches maximum trench depth
- If gravity flow cannot be achieved and maintain maximum trench depth, then a pump, pump assembly, and pump tank must be added.
- If gravity flow can be achieved and maintain maximum trench depth, then a pump, pump assembly, and pump tank will not be necessary.
- If the supply line goes under a driveway then the supply line must be a minimum of 30 inches deep or must be sleeved in ductile iron pipe or equivalent.

**\* This sheet must accompany Construction Authorization Permit at all times and must be on site during construction of septic system.**

Owner Signature: [Signature] Date: 8-30-10

\* Garage/Apt must be attached to main structure with a brace or something similar, per Town of Indian Trail & U.C. Building Inspector

Number: 10194  
 Date Issued: 9-30-10  
 Expiration Date: 8/25/15  
 GPS:

**Union County  
 On-Site Wastewater Disposal System  
 Construction Authorization**

Tax Code: 07-069-125A  
 System Type: II a  
 Zoning: Indian Trail

This Construction Authorization is issued by the Union County Health Department to construct and install the work hereby described. The construction shall be done in accordance with the N.C. Department of Environment and Natural Resources Laws and Rules for Sewage Treatment and Disposal Systems, 10 NCAC10A 1000. Any unauthorized changes to the site or system design shall void this Construction Authorization.

Owner: Cherie Aze  
 Mailing Address: 5523 Orr Rd. Monroe, N.C. 28110  
 Phone: 704 283-3031 (h), 704 428-3971 (w), Fax: ( )  
 Location: Orr Rd Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Directions: Old Charlotte Hwy @ Wesley Chapel - Start Rd  
Orr Rd lot on E at end of road

Installation for:  House  Mobile Home  Duplex  
 Number of Bedrooms: 1 Garbage Disposal  Yes  No  
 Water Supply:  Individual Well  Public Water  Other:  
 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_  
 Other: Describe: \_\_\_\_\_ Number of Employees: \_\_\_\_\_  
 Church: \_\_\_\_\_ Seating Capacity of Sanctuary: \_\_\_\_\_  
 Kitchen Facilities In Church: (y/n) \_\_\_\_\_ Day Care: (y/n) \_\_\_\_\_

Previous On-Site Wastewater Permit Number: \_\_\_\_\_  
 Repair Components:  
 Septic Tank:  1000 gal  1500 gal  Other \_\_\_\_\_  
 Pump Tank:  1000 gal  1500 gal  Other \_\_\_\_\_  
 Pump Flow: \_\_\_\_\_ gal./min. @ \_\_\_\_\_ TDH  
 Drainfield: \_\_\_\_\_ Total Length: \* See design Line Width: \_\_\_\_\_  
 Individual Line Length: \_\_\_\_\_ Line Width: \_\_\_\_\_  
 Depth of Washed Stone: \_\_\_\_\_ Trench Depth: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 \* Must have approval from Union County Planning Dept and Union County Building Inspection.  Waiver can be released.

**New Installation / Replacement System**  
 Design Wastewater Flow: \_\_\_\_\_ (G.P.D.)  
 Type of System:  Conventional  Modified  Pump to \_\_\_\_\_  
 LPP  At-Grade Mound  Other: \_\_\_\_\_  
 Pre-Treatment  Design by LSS / Engineer: \_\_\_\_\_  
 Septic Tank:  1000 gal  1500 gal  Other \_\_\_\_\_  
 Pump Tank:  1000 gal  1500 gal  Other \_\_\_\_\_  
 Drainfield: \_\_\_\_\_ Pump Flow: \_\_\_\_\_ gal./minute @ \_\_\_\_\_ feet of Total Dynamic Head  
 Total Length of Lines: \_\_\_\_\_ Total square feet of disposal area: \_\_\_\_\_  
 Line Length: \_\_\_\_\_ Line Width: \_\_\_\_\_ inches Washed Stone Depth: \_\_\_\_\_  
 Maximum depth of lines: \_\_\_\_\_ Maximum Grade: \_\_\_\_\_ Additional Cover: \_\_\_\_\_  
 Distribution Device:  D-box  Manifold  Other \_\_\_\_\_  
 French/Diversion Drain: Length: \_\_\_\_\_ Depth of Stone: \_\_\_\_\_

I hereby certify that the construction described in the Construction Authorization will be done in accordance with this permit and with the Ordinance, State Laws, Rules and Regulations of the State of North Carolina and the Union County Health Department. NOTICE: The issuance of this permit does not relieve the property owner of his responsibility for checking his proposed development with applicable zoning requirements.

Signed: [Signature] Permit Prepared by: [Signature]  
 Date: 9/20/10 Final Inspection by: [Signature]  
 \* See Permit Conditions Sheet for installation  
 Dates: 9/25/10 Contractor: Robert Loney  
 Date: 9/20/10 Certified Operator: Jimmy Lowrey

ON-SITE WASTEWATER SYSTEM OPERATIONS PERMIT

UNION COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION

OPERATIONS PERMIT # 10-136 DATE OF ISSUE: 9-28-10 FINAL INSPECTION DATE: 9/20/10  
TAX CODE: 67-069-125A

Issued To: Chris Azar Management Entity: Jimmy Lowery  
Address: 5513 Orr Rd Address: 618 See Collins Rd  
Monroe, N.C. 28110 Monroe, N.C. 28112  
Job Location: 5517 Orr Rd Installer: Robert Lowery  
Subdivision: \_\_\_\_\_ Phase: \_\_\_\_\_ Lot #: \_\_\_\_\_  
On-Site Wastewater Construction Authorization: 10-194 System Class: JE a System Description: LPP

This operations permit is issued in accordance with Article 11 of North Carolina General Statutes, Chapter 130A. Continued validity of this operations permit is contingent on the proper operation and maintenance of the system as well as complying with any specified conditions of operation and/or maintenance. The system shall be re-inspected every three years.

THE FOLLOWING OPERATION AND MAINTENANCE CONDITIONS SHALL BE MET

1. Valid contract with Certified Operator or other approved Management Entity shall be in effect for the life of the system as required by Section 1961(b) of the LAWS AND RULES FOR SANITARY SEWAGE COLLECTION, TREATMENT, AND DISPOSAL, 10 NCAC 10A.1900 as adopted by the North Carolina Department of Environment and Natural Resources, Division of Environmental Health, Environmental Health Services Section.
2. Any change in the system ownership, contract, or management entity shall be reported to the Union County Health Department, Environmental Health Division immediately.
3. The system shall be maintained at all times to prevent seepage or discharge of sewage or effluent to the surface of the ground or to surface waters as prescribed by .1961(a)(2) of the Rules.
4. Maintain established ground cover over system.
5. Septic Tank
  - a. Inspect septic tank for any cracks, breaks, or other imperfections that would allow leakage of effluent out of the tank or for the infiltration of extraneous water into the system. Repair as necessary to maintain the watertight integrity of the septic tank.
  - b. Check sludge depth during each management inspection. Tank shall be pumped when sludge depth comes within 8 inches of the bottom of the outlet tee.
6. Pump Tank
  - a. Inspect pump tank for any cracks, breaks or other imperfections that would allow leakage of effluent out of the tank or for the infiltration of extraneous water into the pump tank. Inspect riser connection and conduit connections to make sure they are not allowing surface water into the pump tank. Repair leaks as necessary to maintain the watertight integrity of the tank.
  - b. Activate the pump to insure that it is functional.
  - c. Inspect and test all float switches to insure that they are functional.
  - d. Activate and test all components of the alarm system including high water alarm float, control box, audible and visible alarms.
  - e. Add water if necessary to test pumping controls, pump, piping, and all components of the pumping system. Measure and record draw down and calculate dosing volume and running time of the pump. Adjust float controls, if necessary, to achieve \_\_\_\_\_ gal/dose.
  - f. Inspect pump tank for sludge. Pump tank shall be pumped out if 6 inches of sludge are present.
7. Distribution System
  - a. Activate system and check for any breaks or cracks in supply manifold, distribution manifold, pipe connections, valves or valve connections, lateral piping, and turn ups. Repair as necessary.
  - b. Check lines for correct pressure head. Re-adjust as necessary to insure that each line or set of lines has a pressure head of 3 psi as required by system design criteria.
  - c. Check caps on clean out connections and stand pipes, replace any broken or missing caps.
  - d. Inspect all valve boxes and protective sleeves of turn-ups, replace any that are broken or missing.
  - e. Set pressure after initial six weeks of use as prescribed in permit.
  - f. Report any malfunction of system to the Environmental Health Division within 48 hours of maintenance inspection of when it was discovered.
8. Maintain all required curtain, interceptor, or French drains to insure that they are functioning as designed.
9. Special Conditions: Establish and maintain grass cover over drainfield area. Grass must be kept mowed.

SIGNED: JOB Knight TITLE: E.H. Director DATE: 9/28/10

## **ATTACHMENT 5**

**CONSULTING REPORT**

**FOR**

**CHRIS AZAR**

**5517 ORR ROAD**

**MONROE, NC 28110**

**REPORT PREPARED BY:**

**KENNETH R. AUSTIN**

**OCTOBER 6, 2010**



**Heritage Realty** OF MONROE, INC.

## CONSULTING REPORT

### I. CLIENT AND INTENDED USERS

The client is Mr. Chris Azar, 5517 Orr Road, Monroe, NC 28110. The intended users are Mr. Azar and the Indian Trail, NC Planning Board.

### II. SCOPE OF ASSIGNMENT

The scope of the assignment must at least include a physical inspection of the subject property and the adjoining and/or abutting properties, and a general overview of the surrounding area.

### III. DESCRIPTION OF PROPERTY

The property contains 7.47 acres located at 5517 Orr Road, Monroe, NC 28110. This location is near the end of Orr Road on the left side of the railroad track. The property is level to gently rolling and is mostly wooded. The tract has no frontage on Orr Road, but it is accessible from Orr Road across other property owned by Mr. Azar. The subject tract is identified in the Union County Tax Office as Parcel #07-069-125A and is further described in Deed Book 1209 at Page 589 in the Union County Registry. A copy of the aerial map of the subject property is included in this report.

*Heritage Realty* OF MONROE, INC.

The subject property is zoned RA-20 (single-family residence on minimum 20,000 square foot lot). Situated on the subject tract is a three bedroom, two bath double-wide mobile home with a one bedroom, one bath, site-built attachment. This unit is used for rental purposes.

Properties in the area consist of commercial, light industrial, business and residential uses.

IV. The client intends to use the property, as he has in the past, for a single-family rental unit.

V. **CONCLUSIONS**

Based on the location of the property, and the proposed use, I conclude that:

1. The facility will not materially endanger the public health or safety; and
2. It will not injure the value of adjoining property or abutting property, and
3. It will be in harmony with the area in which it is located, and
4. It will be in general conformity with the land use plan, thoroughfare plan or
5. Any other known current plan.

Therefore, I recommend the Special Use Permit for this project.

VI. **CERTIFICATION**

- The statements of fact contained in this report are true and correct.

*Heritage Realty* OF MONROE, INC.

- The reported analyses, opinions and conclusions are limited only by the assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions and recommendations.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with the respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal consulting assignment.
- My analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Practice

Heritage Realty OF MONROE, INC.

- I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal consulting assistance to the person signing this certification.



Kenneth R. Austin

NC Certified Residential Appraiser

A2682

**Heritage Realty** OF MONROE, INC.



Heritage Realty OF MONROE, INC.

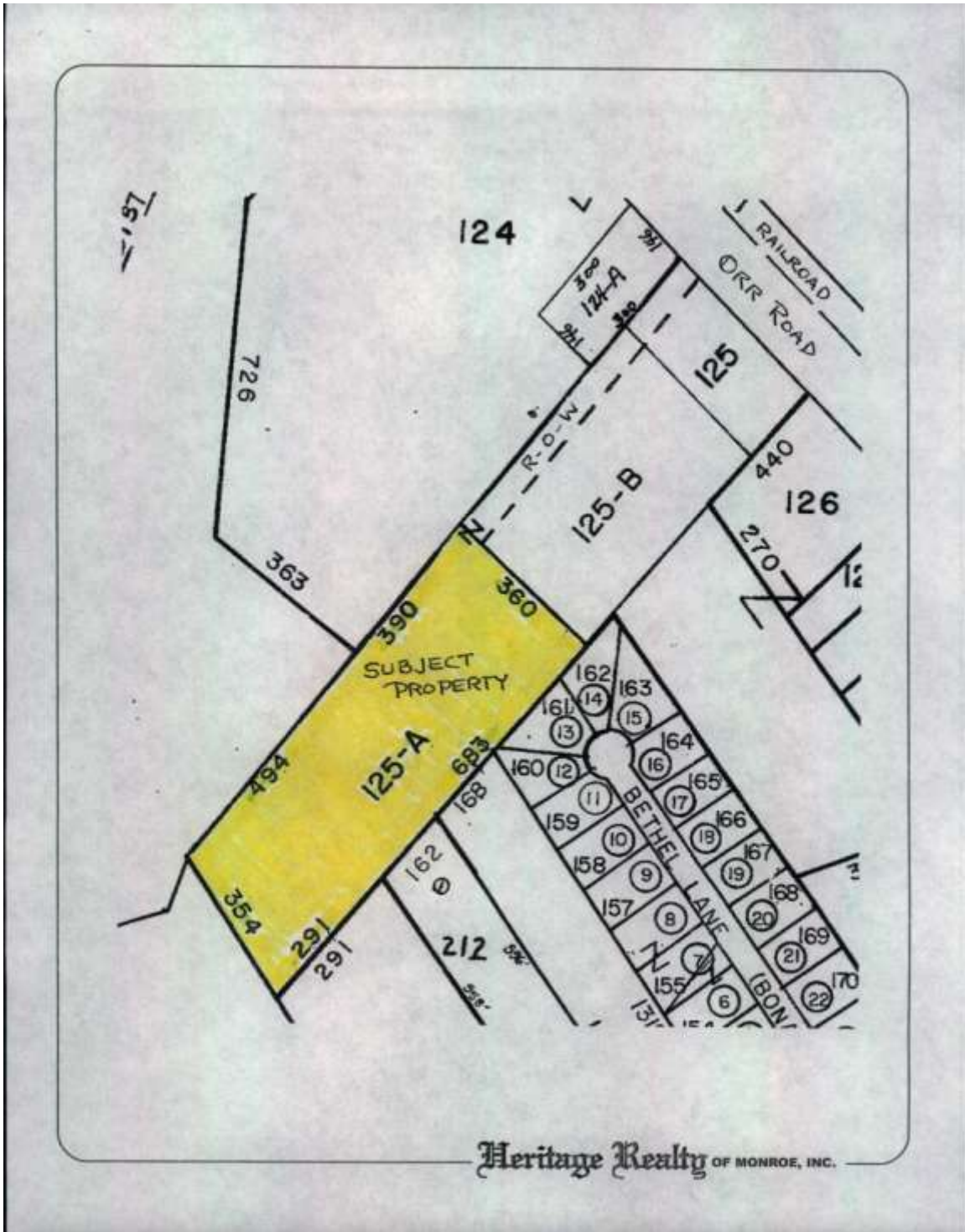


Heritage Realty OF MONROE, INC.

AERIAL VIEW OF PROPERTY



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