



CHATHAM COUNTY COMMISSIONERS

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Resolution of the Chatham County Board of Commissioners

A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

BY American Self Storage

WHEREAS, Robert Kapp and Brian Maginnis dba American Self Storage has applied to Chatham County for a revision to an existing conditional use permit on Parcel No/s. 17454, located at 30 Mt. Gilead Church Rd, New Hope Township, for a revision to the existing conditional use permit to add additional storage units, and;

WHEREAS, the Chatham County Board of Commissioners having considered all of the evidence in the whole record and based upon the competent, substantial and material evidence in the record, including, without limitation, the Applicant's written materials, all of which are incorporated herein by reference, hereby finds as follows:

1. The use/s requested are among those listed as eligible uses in the district in which the subject property is located or is to be located. The requested use/s continue to be allowed uses within the conditional use district and, as such, are eligible conditional uses within the district.
2. The requested revision conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, The applicant contends that they continue to have requests for enclosed storage. The additional storage structures will allow for enclosed space to be available to meet the demands of their clients and will be permanently fixed to the property. A question was asked about access to the telecommunication tower on the property in the event of an emergency and whether units would have to be moved. Mr. Veno stated they could access the tower by different methods depending on the issue.
3. The requested revised permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. The additional structures are to be placed in areas within the existing boundaries of the project site. There will likely be no noticeable change in on-site traffic generation from the additional storage units. No additional pole lighting will be added, but full cut off wall packs may be installed on the entrances to the storage units. There will be no change in noise, chemical storage, or biological agents stored or associated with the use.

4. The requested revised permit is consistent with the objectives of the Land Development Plan by, The use that is currently occurring on the property will continue and is proposed to be expanded. The property is located in a Crossroads Community designation and the description includes a "Mix of uses [that] include single-family residential, some agriculture support services, limited supporting retail, and institutional use." Economic Development Policy 4 states "Support existing businesses, including small and medium-sized firms" and Strategy 4.4 states "Permit existing commercial and industrial uses that are appropriately zoned to continue to operate, contingent upon meeting the environmental and transportation requirements."

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed through any additional conditions placed on its approval as seen below. All utilities, road access, landscaping and other required site specific details will continue to be in compliance with county regulations. The proposed structures are to be placed on existing built upon area and there will be no increase in impervious surface. Because the property was largely developed prior to watershed rules being implemented by the county in 1994, the property remains at approximately 70% built upon area which is allowed. Other than the new additional plantings and restoration of the stream buffer there will be no other land disturbing activity on the property. There was concern about traffic circulation, specifically for emergency vehicles to be able to adequately access the rear of the site in case of emergency. Mr. Veno stated the required width and turning angles were reviewed and no issues were noted.

NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS, as follows:

That a revised Conditional Use Permit be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth hereinafter; and

BE IT RESOLVED FURTHER, that the Chatham County Board of Commissioners hereby approves the application for the revision to an existing conditional use permit in accordance with the plan submitted by the Applicant, American Self Storage, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

Site Specific Conditions

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. A building permit shall be obtained and remain valid at all times within two (2) years of the date of this approval or the conditional use permit revision becomes null and void.
3. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board

before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.

5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

Standard Administrative Conditions

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
9. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

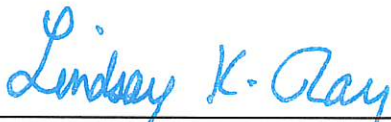
BE IT FURTHER RESOLVED, that the Board of Commissioners of the County of Chatham hereby approves the application for a revision to an existing conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 18 day of March 2019



Mike Dasher, Chairman
Chatham County Board of Commissioners

ATTEST:



Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners

