

A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

BY Antoinette L Van-Riel

WHEREAS, Antoinette L Van-Riel has applied to Chatham County for a revision to a conditional use permit on Parcel No. 19430, located at 781 Mt Carmel Church Rd, Williams Township, for the additional added use of office-business, professional and governmental, 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 is a permitted use within the conditional use district in which it is located and been approved for.
2. The requested revision to the conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, this location will provide better access and be more convenient to their clients, public, and employees than their current location. It will allow more flexibility in services provided for their clients and to serve more of the Chatham County population.
3. The requested permit revision 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. Based on the currently approved uses, there will be no increased traffic impacts and if anything traffic will be reduced because there isn't a plan to continue on with the current approved uses. There will no site plan changes or structure changes and will utilize the existing sign structure and complete a face change only.
4. The requested permit revision is consistent with the objectives of the Land Development Plan by, continuing to encourage and promote existing business locations and development with no increase in impervious surfaces, no change to existing infrastructure, and no new development. The use is also consistent with the Economic Development Plan, page 53 of the Comp Plan, to create new jobs within the county. The ED Policy 1, pg. 54 encourages to provide for rural businesses that have limited impact on adjacent properties and preserves rural character. This structure still resembles a single family dwelling on the exterior and has been modified on the interior for commercial use. The HL Policy 7, pg. 83 of the Comp Plan encourages the integration of various types of healthcare facilities into developed and developing areas. This business will serve both the young and elderly population of the county ranging in services from enhancing the lives of senior adults to working with the younger population in behavioral issues.

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. Current utilities will continue to serve the site. No additional impacts are needed. No changes to the current access drive will be needed and has been confirmed by NCDOT representatives.

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

That a revision to the 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 the conditional use permit in accordance with the plan submitted by the Applicant, Antoinette L Van-Riel, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"

Site Specific Conditions

1. The following use "office – business, professional, and governmental" is added to the list of allowed uses under the conditional use permit.
2. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

3. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance unless otherwise stated in a site specific condition.
4. The application and 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.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.
6. A building permit must be obtained and remain valid at all times within 2 years from the date of this approval or this permit shall become null and void.

Standard Administrative Conditions

7. 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.
8. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
9. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
10. 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 conditional use permit revision in accordance with the plans and conditions listed above.

Adopted this, the day of



Mike Dasher, Chairman
Chatham County Board of Commissioners

ATTEST:



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



