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## A RESOLUTION APPROVING AN APPLICATION FOR A REVISION TO A CONDITIONAL USE PERMIT REQUESTED BY GREG ISENHOUR

**WHEREAS**, Greg Isenhour has applied to Chatham County for a revision to a conditional use permit for a certain tract or parcel of land containing approximately 9.24 acres located off Plaza Dr. (private), Williams Township within the CU-PUD (Planned Unit Development – Cole Place) zoning district and as indicated in the Application; and

**WHEREAS**, the Chatham County Board of Commissioners 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 uses requested are among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare.
3. The requested 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.
4. The requested permit is consistent with the objectives of the Land Development Plan.
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

**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 of Greg Isenhour attached hereto and incorporated herein by reference with specific conditions as listed below:

**Stipulations Specific to the Application**


- 1) Any extension of Plaza Dr. and any other roads to be developed in connection with this request are to be built and paved to NCDOT standards and is to be extended through the development connecting with Plaza Drive Extension to allow full movement of emergency service's vehicles. The applicant reserves the rights to install a security gate at the entrance off Plaza Drive Extension for access by emergency vehicles only; not open for public use.
- 2) A minimum undisturbed buffer of 75' each side of Cub Creek that crosses this parcel shall be observed.
- 3) Storm water measures shall be enlarged and/or installed to sustain the 2year, 24-hour storm for the new development area before the final certificate of occupancy is issued.
- 4) All conditions on prior approvals for this conditional use permit shall remain in effect, except as modified herein.

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

Adopted this the 18<sup>th</sup> day of December 2006.

By:   
Carl Thompson, Chairman

ATTEST:

  
Sandra B. Sublett, CMC, Clerk to the Board  
Chatham County Board of Commissioners