

**A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE
PERMIT
FOR FARRELL'S SELF STORAGE**

WHEREAS, George Farrell on behalf of Farrell's Self Storage has applied to Chatham County for a conditional use permit for a certain tract or parcel of land containing approximately 4.73 acres located off S. R. 1717, McGhee Road, parcel # 19610 for use as a *Self-Storage facility / mini-warehouse storage facility with related retail and services (i. e. moving truck rental)* as approved by the rezoning amendment adopted this date; and

WHEREAS the Chatham County Board of Commissioners hereby make the five findings as listed below:

1. The use requested is 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 will be 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 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 that the Chatham County Board of Commissioners hereby approve the application for the conditional use permit in accordance with the application dated August 23, 2004 and incorporated herein by reference with specific conditions as listed below:

1. Land Use Intensity. This conditional use permit approves:

Gross Land Area	4.73 Acres
Impervious surface area	36%
Minimum Lot Size	As required
Minimum Street Frontage	As required
Setbacks	Front yard: 50 feet
	Side yard : 20 feet
	Rear Yard: 20 feet

2. Watershed Management. A detailed watershed protection plan for the entire project area which shall include impervious surface calculations and a monitoring plan to assure compliance with the maximum impervious surface area allowed herein shall be approved by the Planning Department prior to issuance of a Zoning Determination Permit. Prior to issuance of a Certificate of Occupancy, the developer shall submit evidence satisfactory to the Planning Department of compliance with the approved plan.

3. Fire Flow. A fire flow report indicating adequate design be approved by the Chatham County Fire Marshal and Planning Department prior to issuance of a Zoning Determination Permit. Adequate fire flow shall be demonstrated prior to issuance of a certificate of occupancy. Any final plan shall indicate adequate access for pumper trucks.

4. Lighting Plan Approval. All area lighting shall meet County standards and not adversely affect adjoining residential areas. Existing lighting on the property shall be brought into conformance with the Chatham County Proposed Lighting Ordinance requirements prior to issuance of the certificate of occupancy for any addition or renovation to existing structures.

5. Utility and Access Easements. Easement documents as required by the County for any public utilities used or furnished to the project area shall be recorded prior to issuance of a Zoning Determination Permit.

6. Permits. Any required State or Federal permits or encroachment agreements, be obtained and copies submitted to the County prior to the issuance of a Zoning Determination Permit.

7. Improvements. Off-site improvements required by N.C. DOT or any other agency shall be constructed at no cost to the County.

8. Parking, off-street loading areas, and U-Haul Truck Parking Areas. Parking and off-street loading areas shall be installed in accordance with the ordinances and policies of the County and shall be as shown on the revised site plan dated

October 18, 2004. The revised site plan shall also indicate the area to be used to display and store rental, U-Haul vehicles. Rental activities may not occupy more than 50% of the site area.

Stipulations Related to Landscape Elements

9. Landscaping/Screening. All required screening and buffers shall be in place prior to issuance of a certificate of occupancy. Existing vegetation may be used to fully or partially fulfill the landscaping and buffering requirements of the County. The extent to which the same can be used shall be determined by the Planning Department prior to issuance of the Zoning Determination certificate.

Miscellaneous Stipulations

10. Erosion Control. If applicable, an erosion and sedimentation control plan be approved by the North Carolina Department of Environmental Health and Natural Resources and submitted to the Planning Department prior to the issuance of a Zoning Determination Permit.
11. Continued Validity. The continued validity and effectiveness of this approval was expressly conditioned upon the continued determination that the project conform with the plans and conditions listed above.
12. Non-Severability. If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
13. 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 Chatham County hereby approves the application for a conditional use permit in accordance with the plans and conditions listed above.

This 18th day of October, 2004.

CHATHAM COUNTY BOARD OF COMMISSIONERS


Chairman

ATTEST:

Shandra B. Sublett, CMC
Clerk