



**CHATHAM COUNTY COMMISSIONERS**

Mike Dasher, Chair  
Diana Hales, Vice Chair  
Jim Crawford  
Franklin Gomez Flores  
Karen Howard

**COUNTY MANAGER**

Dan LaMontagne

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P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

**Resolution of the Chatham County Board of Commissioners**

**ADOPTING A CONSISTENCY STATEMENT FOR THE APPROVAL OF**

919 Storage LLC

**WHEREAS**, the Chatham County Board of Commissioners has reviewed the application for 919 Storage LLC to Rezone 7.93 acres out of the 17.64 acre tract, Parcel No. 3080 from R-2 Residential and CD-RB Conditional Regional Business District for a self storage mini warehouse facility (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan; and

**WHEREAS, in addition**, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because Page 47 of the Comp Plan encourages service uses near residential. The front area of the parcel where the storage unit is proposed is located within a Neighborhood Center node where non-residential, supporting development is encouraged to locate.;

**NOW, THEREFORE, BE IT RESOLVED**, by the Chatham County Board of Commissioners that, for the reasons set forth above, the Amendment and presented documentation are found to be consistent with the county land use plan, and are determined to be reasonable and in the public interest.

Adopted, this the 19 day of January, 2021

Mike Dasher, Chair  
Chatham County Board of Commissioners

ATTEST:

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







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**Ordinance of the Chatham County Board of Commissioners**

**AN ORDINANCE AMENDING THE ZONING MAP  
OF CHATHAM COUNTY**

919 Storage LLC

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by 919 Storage LLC, to rezone approximately 7.93 acres out of 17.64 acres, being all or a portion of Parcel No/s 3080, located at/off 72 Marvin Edwards Rd, William's Township, from R-2 Residential to Conditional Regional Business District CD-RB to develop the site for self-storage mini warehouse, and finds that the amendment is consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

**WHEREAS**, the Board finds that the rezoning request set forth in the Application and incorporated herein by reference, if approved as pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning; and

**WHEREAS**, the Board finds the five (5) standards, as described below, from the Zoning Ordinance have been met as stated:

No. 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed, and reasons how the proposed amendment will correct the same. No error in the Zoning Ordinance is being claimed; and

No. 2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. This is a low impact use for the subject property, the applicant has incorporated restricted access and hours in response to concerns raised by the neighboring residential property owners, there is a need for varying types of facilities needed to provide options for customers with different needs and incomes to have access to self storage facilities, one septic system will be needed to support the on-site office which is less than would be required for two single family dwellings were to be constructed, has access to county water, and is within a neighborhood center node on the Plan Chatham Future Land Use and Conservation Plan Map; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Page 47 of the Comp Plan encourages service uses near residential. The front area of the parcel where the storage unit is proposed is located within an Economic Center node.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The need for self mini storage continues to rise as more residential development in the surrounding area continues. Chatham County remains one of the fastest growing bedroom communities in the state. With new developments that allow smaller lot sizes, many property owners do not have the space available for accessory structures on their lots. Self mini storage can be viewed as a needed amenity and offers one of the lowest impact uses that allows a property owner to utilize their property to bring revenue not only for themselves but an increase in the tax base. ; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The road frontage portion of the property, where this proposed business is to be located, is within the WSIV-Protected Area Jordan Lake watershed drainage area and the area to remain residential in the WSII-Balance of Watershed Jordan Lake district. There are no noted water features on this property per USGS and NRCS maps. There is a small office proposed for an attendant during operating hours so wastewater and county water usage will be low; less than 100 gpd.; and

**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone all of the property described as Parcel No/s. 3080 and being approximately 7.93 acres out of the 17.64 acres as depicted on Attachment "A", located at/off 72 Marvin Edwards Rd, from R-2 Residential to CD-RB Conditional Regional Business District, William's Township is approved and the zoning map is amended accordingly.

2. As part of this approval, the following conditions are also approved and shall be followed at all times:

Site Specific Conditions:

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and a revised site plan is required. 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 years of the date of this approval or the site plan and approved uses becomes null and void.

Standard Site Conditions:

3. 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 to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
4. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

5. 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 inspections.
6. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
7. Non-Severability – If any of the above conditions is held to be invalid, this approval in its entirety shall be void.

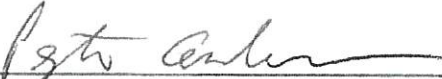
8. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant’s property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

3. This ordinance shall become effective upon its adoption.

Adopted this 19 day of January, 2021

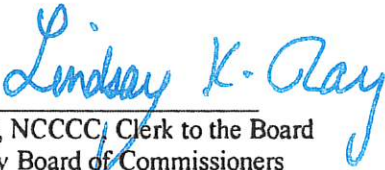
Mike Dasher, Chair  
Chatham County Board of Commissioners



  
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Responsible Representative/Applicant  
(By signing this document, you agree to all findings as noted and any conditions therefore imposed above)

ATTEST:

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



ATTACHMENT A

