

CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair
Diana Hales, Vice Chair
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Karen Howard

COUNTY MANAGER

Dan LaMontagne

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Established 1771

Resolution of the Chatham County Board of Commissioners

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT REQUEST

BY Jennifer Miller-Farias

WHEREAS, Jennifer Miller-Farias has applied to Chatham County for a conditional use permit on Parcel No. 64991 , located at 5821 NC HWY 87, Hadley Township, for R-1 with a Conditional Use Permit for Boarding Kennel, 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. this is a permitted use; and
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, Currently, there are no similar facilities in the area that offer the services that this project will have. Pet safe shampoos and supplies will be used for the business and will be disposed of through a conventional septic system specifically designed for the business needs. The dogs will only be allowed outside while a staff member is present, and they will remain indoors from 6:00 PM to 7:00 AM; and
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. Currently, there is a limited number of pet services and no one who provides an all in one location for pet needs like the proposed Doggie Dude Ranch will. Most similar uses are with veterinary offices which are limited to the number of dogs they can board/groom due to space. Many existing businesses have limited capacity because appointments are booked weeks in advance due to high demand-low service. Two full time and possibly one part time job opportunity are proposed; and
4. The requested permit is consistent with the objectives of the Land Development Plan by, From Chapter 4 of the Comprehensive Land Use Plan, the applicant cites Land Use strategy 7.4,

and Natural Resources strategy 1.4. The former states to “modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties and rural character”. The latter states “encourage tree plantings and restoration activities in watersheds with low or diminishing tree cover”. There is a water feature along the rear of the property that will remain protected due to all of the development being located at the front of the property and increasing vegetation on the property.; and

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. There is an existing well and septic system on the property. The applicant has had a soils scientist evaluate the property, and they are applying for the necessary permits with the Chatham County Environmental Health department. The property has access directly off of NC HWY 87. It will need to meet Fire Marshal requirements of being 20 foot wide, 13.5 foot height clearance, and support 75,000 pounds. The new building is approximately 2,700 square feet, and will encompass a majority of the footprint of the existing residence on the property. Because of the minimal amount of development of this property, stormwater measures are not required.; and

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 FURTHER that the Chatham County Board of Commissioners hereby approves the application for the conditional use permit in accordance with the plan submitted by the Applicant, Jennifer Miller-Farias, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT “A”

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

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.

. 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

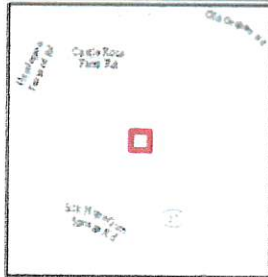
. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.

. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.

. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.

. 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.

Miller-Farias Parcel



Legend

- Single Parcel Selection
- Query result
- RoadCenterline
- Address Points
- Parcels

Service Layer Credits Esn, Inc, City of Naperville Illinois

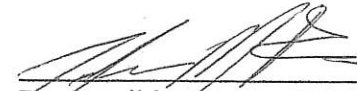


Date 12/11/2020
Time 6:15:53 AM

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

Adopted this, the 19 day of January, 2021

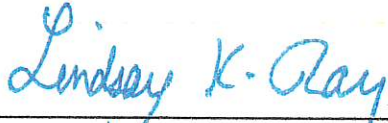
Mike Dasher, Chairman
Chatham County Board of Commissioners



Responsible Representative/Applicant

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

ATTEST:



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

