



CHATHAM COUNTY COMMISSIONERS

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COUNTY MANAGER

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Resolution of the Chatham County Board of Commissioners

A RESOLUTION APPROVING A SPECIAL USE PERMIT REQUEST

BY Matthew Malone

WHEREAS, Matthew Malone has applied to Chatham County for a special use permit on Parcel No. 2759, located at 9553 US 15-501 N, Baldwin Township, for a revision for a site plan change and request additional uses, 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 request and uses requested are permitted; and
2. The requested special use permit is either essential or desirable for the public convenience or welfare because, among other reasons, existing vegetation will remain and the western border of the parking lot will be supplemented. Previously, the rear of the property had limited access for emergency services but is now more accessible and increasing safety. The additional uses requested are to improve the potential marketability of the site as the original permit had not been revised since 2010; 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. In order to improve the future marketability of the site, a revision to the original permit was needed. The applicant is projected to add 3 full-time jobs; and
4. The requested permit is consistent with the objectives of the Land Development Plan by, Economic Development Strategy 6.3 is supported by increasing tourism and recreation opportunities and amenities. Economic Development Policy 6 encourages support of entrepreneurship and new businesses that diversify the local economy and capitalize on the unique assets of Chatham County; 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. All utilities are existing, the access to the rear of the property is improved, and the site remains compliant with watershed protection requirements. More recreational opportunities for Chatham County, the surrounding area, and internationally will be provided; and

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

That a Special 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 special use permit in accordance with the plan submitted by the Applicant, Matthew Malone, 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. Approved uses of this site: appliance sales and service; art supply retail sales; arts and crafts fabrication and related sales; banks, savings and loans, finance companies, credit agencies and similar financial institutions; beauty shops/salons; bicycle sales and repair; blacksmith or horseshoeing shops; book, stationary and office supply stores, cabinet shops, carpeting, flooring, tile and stone products sales; churches and other places of worship; clothing shops; congregate care facilities; contractor's plants or storage yards and staging areas; fabric shops; florist shops; furniture stores; general, professional, and medical offices; gift shops; heating, plumbing, electrical, cabinet and similar shops; interior design shops; jewelry and watch sales and service, goldsmith; landscape design business; mixed use building; office – business, professional and governmental; office – engineering supply and similar sales and services including blueprinting, Photostatting and similar services; paint retail shops; pottery (hand crafted) and related retail; printing and publishing; retail stores and personal service shops similar to those listed dealing in direct consumer and personal services; printing and publishing; secretarial and job service offices; and upholstery, and paper hanging and decorator shops.
3. All existing conditions shall remain in effect, except as modified by this conditional use permit amendment.

Standard Site Conditions

4. 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.

5. 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

6. 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.

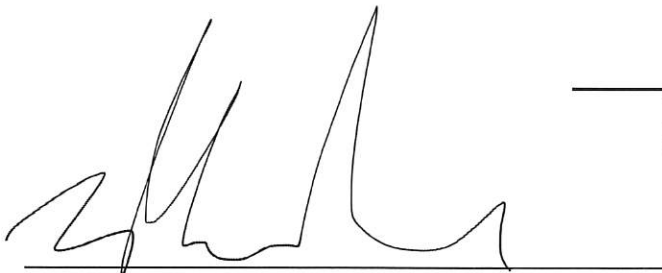
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.

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

9. 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 special use permit in accordance with the plans and conditions listed above.

Adopted this, the 15 day of March, 2021



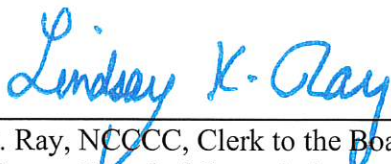
Responsible Representative/Applicant

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



Mike Dasher, Chairman
Chatham County Board of Commissioners

ATTEST:



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

