



Established 1771

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 Chatham County Facilities Department

WHEREAS, the Chatham County Facilities Department has applied to Chatham County for a special use permit on Parcel No. 62221 (2.3 acres) and Parcel 94711 (.69 acres) , located at 9251 US 15-501 N, Baldwin Township, for a new Emergency Management Services station, 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. Emergency medical service facilities is listed as allowed by SUP in the R-1 zoning district.
2. The requested special use permit is either essential or desirable for the public convenience or welfare because, among other reasons, there will be minimal traffic associated with this use. Traffic generally limited to answering emergency calls and employees. Access will be via a right in/right out only drive on the southbound side of US 15-501, lighting will comply with the Chatham County Zoning Ordinance regulations, and any noise associated with the operation of the facility which includes sirens is exempt from the Chatham County Noise Ordinance chapter 92.05(c).
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. There are not any similar uses in close proximity to this parcel and the need for increased emergency medical services with all of the residential and commercial development in the immediate area continues to grow. There will be no hazardous materials or waste associated with the facility. Buffers, setbacks, and landscaping have been reviewed to facilitate views from the roadway and adjoining parcels.
4. The requested permit is consistent with the objectives of the Land Development Plan by, Goal 7 of the Comp Plan supports providing infrastructure to support development and economic and environmental objectives, Goal 8 of the Comp Plan supports becoming more resilient by mitigating, responding, and adapting to emerging threats. With the increase in development in this immediate area, this will provide faster response times for emergency medical calls. Strategy 1.2 Utilities and Public Services Plan Element supports developing utilities, policies, systems, and services that facilitate compact development and support economic development in defined areas. The second bullet point is to locate new public services and facilities in growth areas identified on the Comp Plan map or where existing services are needed.
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. The site will be served by an eight-inch county water line at an anticipated usage of 50gpd per person per shift. The site will connect to the Briar Chapel Wastewater Treatment facility. A waiver was provided and approved in June 2021 to remove trees in the required undisturbed perimeter buffer of Briar Chapel in order to obtain the easement to connect the service. A commercial driveway permit will be issued by NCDOT and will be limited to right in/right out only access. The county is to receive the old roadway of 15/501, (parcel 94711) from NCDOT and recombine with the larger tract. A storm water control measure is to be located on the southwestern corner of the parcel and will comply with all regulations county and state.

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, Chatham County Facilities, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"

Site Specific Conditions

1. Signage shall follow the regulations under Section 15.6 Signs Permitted in the O & I, Office & Institutional Districts.
2. The landscaping plans as reviewed by the CCAC with suggested replacement of Burford Holly with Hypericum "sunburst" shall be followed. Any deviations from the plan will require re-review by the CCAC and planning staff. Periodic inspections of the landscaping shall be made to ensure survival and meeting landscape buffer requirements.
3. A building permit shall be obtained and remain valid at all times within two (2) years of the date of this approval or the SUP becomes null and void.
4. The old 15-501 right-of-way shall be abandoned and combined with the county property prior to issuance of a building permit.
5. All land disturbing activity shall be reviewed and approved by the Watershed Protection Department prior to disturbance to ensure no water features, streams, storm drainage ditches, etc. are present or for any associated riparian buffers are impacted.

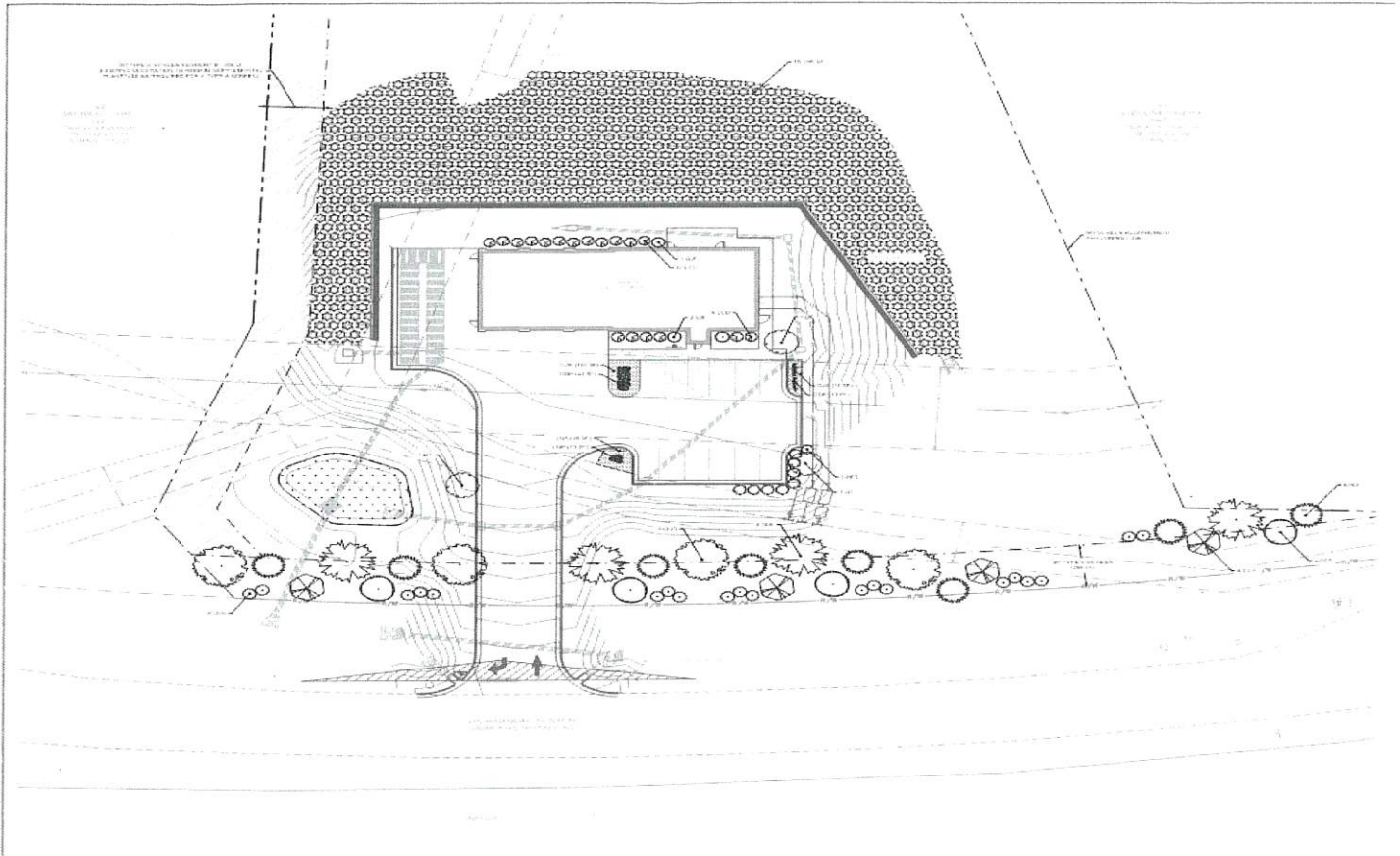
Standard Site Conditions

6. 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.
7. 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:

8. 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.
9. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
10. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
11. 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.

APPROVED SITE PLAN



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 16 day of May, 2022

Karen A. Howard

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray

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



[Signature]
Applicant or Legal Representative Signature

5/16/22
Date