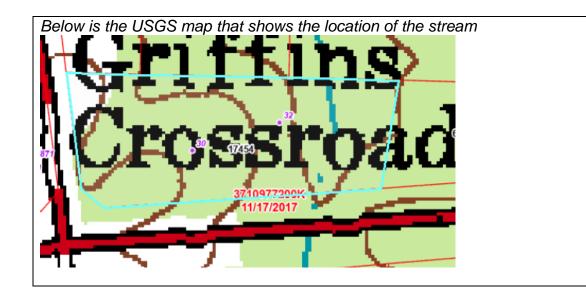


Chatham County Planning Board Agenda Notes

Date: <u>October 4, 2022</u>

Agenda Item: VIII-3		Attachment #: None
Subdivision		☐ Rezoning Request
☐ Other:		
Subject:	(American Self Storage) for a SCUP) revision, on Parcel 1745	for a request by 28 Mt Gilead LLC Special Use Permit (SUP previously 54, located at 30 Mt Gilead Church o add an additional 48 pod storage
Action Requested:	See Recommendation	
Attachments:		www.chathamcountync.gov/planning ion Cases, 2022 and can be viewed in
Matthew Limoli, attorn	hearing was held September 19	9, 2022. Planning staff along with Jarrell, site manager, presented the
2016 and 2019. In 202 without benefit of a St	21, the county cited the property	facility in 1995 with two revisions in for adding additional storage units sed site plan approval. This request is lations and the SUP permit.
regulations regarding buffer was implemented	n in 2019, the property violated the stream that crosses the proped and they continue to work with ed reporting to ensure compliance.	perty to the east. Restoration of the the the Watershed Protection



Discussion & Analysis:

Section 17-17.4 of the Zoning Ordinance provides the requirements for applying for or revising an existing Special Use Permit (SUP). In this case, a revision is being sought and the five findings are required to be satisfied per Ordinance requirements and regulations.

Finding No 1 - The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located. The use remains allowable with benefit of a SUP.

Finding No 2- The requested special use permit is either essential or desirable for the public convenience or welfare. The additional storage units are requested in order to fulfill customer demand for additional availability. There will be no expansion of the existing built upon area footpring, no additional driveway location, no new signage, and no new lighting proposed or needed. The Chatham County Appearance Commission reviewed the revised site plan and recommended approval and to ensure all existing landscaping is being maintained. A community meeting was held and no adjacent/adjoining landowners attended. The only response received was from a neighbor about any additional lighting, which is not requested as part of this application and will not be added per Mr. Jarrell.

The following is a current google map image of the site



Finding No 3- The requested permit revision 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. No changes to the existing footprint of the storage facility is needed. All 48 units will be located within the existing developed area. No new lighting, signage, access, or other modifications to the site needed for these additional units.

Finding No 4- The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof (i.e. Comprehensive Land Use Plan. Page 20 of the Comprehensive Land Use Plan discusses the need for services that support residential growth. Trends for increased housing development continue. Under Chapter 3, Goals and Objectives, pages 41-42, the applicant contends this project supports three of the stated goals by increasing the non-residential tax base, avoiding further landscape fragmentation, and provides services that support recreation opportunities, access to parks, and community facilities due to the closeness to Jordan Lake and other amenity areas.

Finding No 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. The site currently has one office that operates on a private well and septic system. No changes are needed. No expansion of existing stormwater retention is needed as these units will be located on existing built upon areas already calculated for the retention area. The property is located within the WSIV-PA watershed designation area.

Recommendation:

The Planning Board has up to three meetings in which to make a recommendation to the Board of Commissioners for approval or denial of the SUP revision. Conditions are provided for consideration of this approval.

Site Specific Conditions

1. All previous conditions approved with the original and all subsequent revisions shall

remain in effect.

- 2. The landscaping plans as reviewed by the CCAC shall be maintained. Inspections for compliance can be made by Commission members or Planning staff to ensure landscaping continues to thrive.
- 3. A building permit/s, if required, shall be obtained and remain valid at all times within three (3) months of the date of this approval or the SUP revision becomes null and void and all 48 units must be removed from the property and the site restored to last approved site plan revision from 2019.

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 conditional listed above.
- 8. Non-Severability If any of the above conditions is held to be invalid, this approval in it's entirely 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.