



Established 1771

**CHATHAM COUNTY COMMISSIONERS**

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

**COUNTY MANAGER**

Dan LaMontagne

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

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

**A RESOLUTION APPROVING A SPECIAL USE PERMIT REVISION REQUEST**

**BY** 28 Mt Gilead LLC dba American Self Storage

**WHEREAS**, 28 Mt Gilead LLC dba American Self Storage has applied to Chatham County for a special use permit revision on Parcel No. 17454 , located at 30 Mt Gilead Church Rd, New Hope Township, for a revision to the existing SUP to add an additional 48 pod storage units to the existing site, 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. The approved use for self storage is continuing. No errors being claimed
2. The requested special use permit revision is either essential or desirable for the public convenience or welfare because, among other reasons, 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 footprint, no additional driveway location, no new signage, and no new lighting proposed or needed.
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.
4. The requested permit revision is consistent with the objectives of the Land Development Plan by, 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.
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 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.

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

That a Special Use Permit REVISION 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 revision in accordance with the plan submitted by the Applicant, 28 Mt Gilead LLC dba American Self Storage, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"

**Site Specific Conditions**

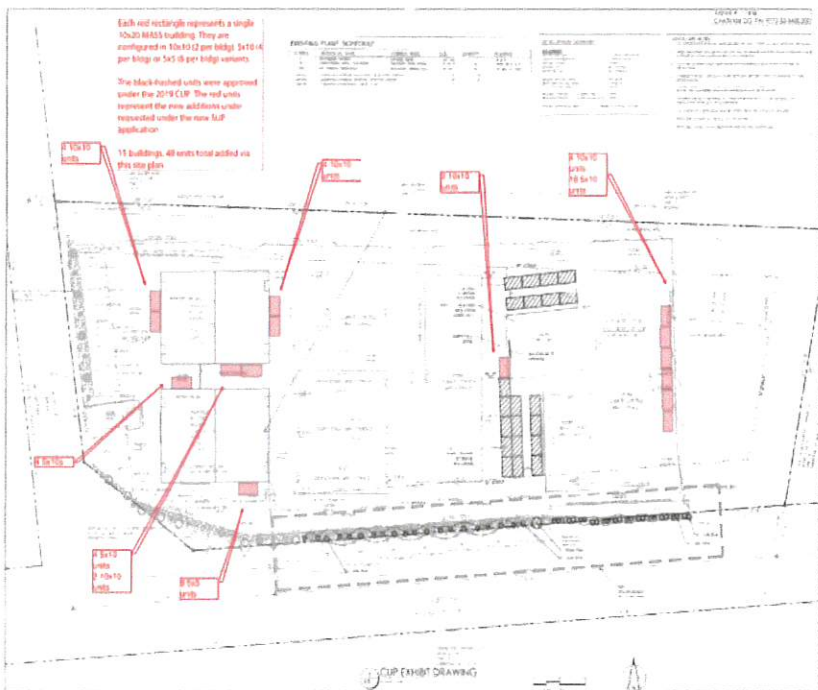
1. All previous conditions approved with the original and all subsequent revisions shall remain in effect.
2. The landscaping plans as reviewed by the CCAC shall be maintained. Inspections for compliance can be made by Commission members or Planning staff to ensure landscaping continues to thrive.
3. 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 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 revision in accordance with the plans and conditions listed above.

Adopted this, the 21st day of November 2022



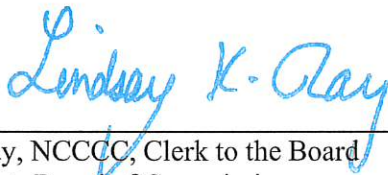
\_\_\_\_\_  
Karen Howard, Chair  
Chatham County Board of Commissioners



\_\_\_\_\_  
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

