



Established 1771

**CHATHAM COUNTY COMMISSIONERS**

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**COUNTY MANAGER**

Dan LaMontagne

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

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

**BY** Lori Lay Thurber

**WHEREAS**, Lori Lay Thurber has applied to Chatham County for a special use permit on Parcel No. 68864 , located at 3721 Old Graham Rd., Center Township, for in-home daycare center, 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 use is supported with an approved 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, Locally available childcare is still an essential and desirable need for the public convenience and welfare. The applicant is requesting the increase in size to provide care for siblings of the existing children she’s already caring for.  
With the anticipated growth coming into Chatham County with Chatham Park, VinFast, FedEx Distribution, etc. the need for more local childcare will rise.

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. Because there are no proposed changes to the property, the integrity and character remain intact. The applicant states there are 15 licensed in-home daycares and only 4 are in the Pittsboro area, 27 licensed childcare centers in the county of which 9 are in Pittsboro and only 4 offer infant and toddler care.  
This will remain the applicant’s primary residence and will continue to look like a single-family dwelling. No additional access is needed.

4. The requested permit is consistent with the objectives of the Land Development Plan by,  
•Chapter 2 – Increased residential development, increased commercial and industrial development brings increased needs to everyday services. Childcare for workers in greatly needed. This use will produce 2-3 job openings.  
•Chapter 3 – Preserving rural character by not changing anything about the property as a single-family dwelling, parents need childcare in order to work and with the projected job growth for the County, this is going to tremendously increase. She will provide outdoor time for children with play and exercise which fosters healthy lifestyles for them and their families  
•Chapter 4 – Supporting economic development, land use, natural resources and parks and recreation by meeting the following goals:  
• Create in-county jobs and reduce out-commuting  
• Allows others to work so they can contribute to the economy  
• Preservation of the rural character by locating the business within the existing residence  
• Maintaining natural play area and tree buffers as natural and undisturbed as allowed  
• Supplementing areas with native shrubs and trees as recommended by the CCAC  
• Provide recreational and open space for children to play and learn



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.

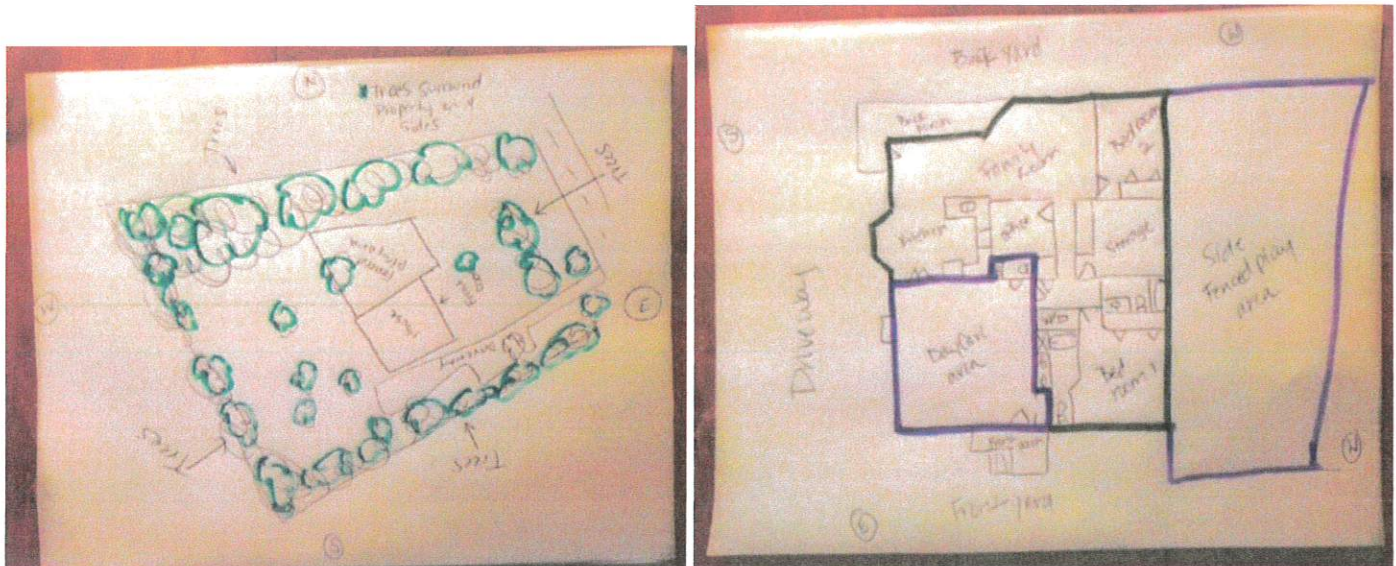
- Applicant has occupied residence for 21 years
- Water is provided by private well
- Wastewater is a private septic. Applicant has hired a flow reduction engineer to reduce water flow to allow for expansion of children and will be eliminating one bedroom to accommodate
- Applicant will also be regulated by the state DHHS department as well as the Chatham County Environmental Health Department on the number of children and workers that can be present on the property at one time.
- If required, application will upgrade certain areas or aspects of the daycare center to comply with state building code, EH codes and fire codes
- No additional impervious surface (BUA) is proposed

**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, Lori Lay Thurber, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"



**Site Specific Conditions**

1. Recommendations from the Chatham County Appearance Commission (CCAC) shall be implemented at the next optimal planting season following this approval. The CCAC and/or Planning Department may conduct periodic inspections of the landscaping to ensure it continues to meet the requirements.

**Standard Site Conditions**

2. 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.

3. 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 prior to the initiation of the operation/business.

**Standard Administrative Conditions:**

4. 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.
5. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional uses listed above.
6. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
7. 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 19th day of December 19, 2022

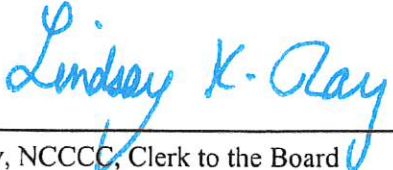


Karen Howard, Chair  
Chatham County Board of Commissioners



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

