



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 Jordan Lake Business Park (NEON Impressions)

WHEREAS, Jordan Lake Business Park has applied to Chatham County for a special use permit on Parcel No. 17706, located at 1434 Farrington Rd, New Hope Township, for a removal of Condition No 5 from the original approval which prohibits schools from location in the facility when there are any industrial uses operating at the same time, 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. No error in the Ordinance is being claimed.
2. The requested special use permit is either essential or desirable for the public convenience or welfare because, among other reasons, there are no requested changes to the appearance of the site for this revision request. The applicant needs to have more flexibility in allowing the use of a school to serve the area.
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. No outward changes are requested or needed for this revision. With the restrictions on wastewater capacity already in place, limits on the level of activity will be restricted. There are no public improvements needed.
4. The requested permit is consistent with the objectives of the Land Development Plan by, the property is within the Rural designation of the land use plan. Pg. 55, Strategy 1.2 encourages the county to allow for more flexibility for rural businesses that have minimal impact on adjacent properties, traffic, and rural character. Pg. 56, Strategy 4.4 encourages permitting existing businesses that are appropriately zoned to continue to operate, and allow for reasonable expansions, contingent upon meeting environmental and transportation requirements.
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. This facility has been permitted by the state for a recycled community wastewater system and was one of the first permitted in the state. The system limits capacity so there can only be so many people in the building at one time. They will continue to utilize the permitted system for water usage and wastewater. The property is within the WSIV-Critical Area watershed where only 24% of the site can have built upon area so no new development 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, Jordan Lake Business Park (NEON Impressions), and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"

Site Specific Conditions

1. All previously approved conditions shall remain valid and in affect with the exception of the removal of Condition No. 5 which prohibits schools from locating within the facility as described.

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 to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
3. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Watershed Protection, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

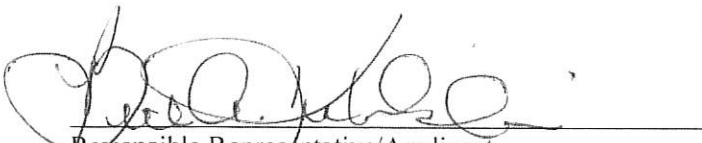
4. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
5. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
6. Non-Severability – If any of the above conditions is held to be invalid, this approval in its 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 August, 2024

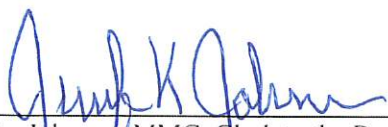


Mike Dasher, Chair
Chatham County Board of Commissioners



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

ATTEST:


Jenifer Johnson, MMC, Clerk to the Board
Chatham County Board of Commissioners