

**A RESOLUTION APPROVING AN APPLICATION FOR A
CONDITIONAL USE PERMIT REQUESTED
BY George Farrell, Jr.**

WHEREAS, George Farrell, Jr. has applied to Chatham County for a conditional use permit for a certain tract or parcel of land containing approximately 17.46 acres for a Conditional Use B-1 Business Permit for expansion of the self storage business located across McGhee Rd. and for flex office buildings (various business uses) with related storage located at the corner of Farrington Point Rd. (SR 1008) and McGhee Rd. (SR 1717), Williams Township; and as indicated in the Application; and

WHEREAS, the Chatham County Board of Commissioners 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 uses requested are among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare.
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.
4. The requested permit is consistent with the objectives of the Land Development Plan.
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.

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

That a Conditional 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 conditional use permit in accordance with the plan of George Farrell, Jr. attached hereto and incorporated herein by reference with specific conditions as listed below:

Stipulations Specific to the Application

- 1) A fifty foot (50') opaque, vegetative buffer shall remain along the northern and eastern property lines. Should the existing vegetative buffer not provide a year round opaque screening, plantings as instructed by the Appearance Commission shall be installed at the next optimal planting season and maintained.
- 2) All parking areas shall conform to the parking requirements as set forth in the Chatham County Zoning Ordinance.
- 3) Two monument style signs are allowed, one (1) per each property, as shown on the site plan. Signage within the development shall conform to the B-1 Business signage requirements of the Chatham County Zoning Ordinance.
- 4) Landscaping shall be installed as instructed by the Appearance Commission and remain outside of the NCDOT site triangles. A list shall be provided to the Planning Department detailing the names of the plants used in specific areas as outlined on the site plan and as directed by the Appearance Commission.
- 5) All lighting shall conform to the Chatham County "Draft" Lighting Ordinance.
- 6) A re-evaluation of the storm water detention ponds shall be conducted. There are only two (2) located on the site plan for the entire project. Stormwater measures shall be designed and installed to detain the two (2) year twenty-four (24) hour storm.
- 7) The drive farthest north of the intersection of Farrington Rd. and McGhee Rd. on Farrington Rd. is to be an "exit only" drive. It is requested of the applicant to install some type of permanent measure such as a raised concrete island to discourage traffic from entering this drive. This drive shall also be extended to allow for emergency vehicles to continue straight through to the rear of the storage facility to allow for a second entry point in case of emergency at the storage facility. The drive closest to the intersection of Farrington Rd. and McGhee Rd. shall be an "entrance only" drive and the same recommendation is made of the applicant to assist in ensuring traffic flows accordingly as designed. The turn around radius between storage facilities shall not be less than fifty-five feet (55'). It is the applicant's choice whether to install a security gate for access by emergency personnel only into the storage facility area from the northern most drive off of Farrington Rd.

- 8) There shall remain a fifty foot (50'), undisturbed, vegetative buffer on each side of the creek located on the lower tract for the storage facility.
- 9) All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Erosion Control etc.) shall be obtained and copies submitted to the Planning Department prior to issuance of the first building permit.
- 10) A building permit shall be obtained within 24 months from the date of approval or the expiration date for appeals or the date of the court's decision, whichever is later, and shall remain valid at all times or the conditional use permit will be void.
- 11) Parking requirements for the request shall be as calculated in the Zoning Ordinance under Section 12.
- 12) Off-site improvements required by NCDOT or any other agency shall be constructed at no cost to Chatham County.

Additional conditions as recommended by staff:

- 13) The storage pond area for the wastewater system shall be labeled on the site plan.
- 14) Should the storage pond for the wastewater system be located in an area readily accessible to the public, precautions shall be put in place to deter access by humans. These measures may include but are not limited to berms, plantings, and/or fencing.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the County of Chatham hereby approves the application for a conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 20th day of November, 2006.

By: _____
Bunkey Morgan, Chairman

ATTEST:

Sandra B. Sublett, CMC, Clerk to the Board
Chatham County Board of Commissioners