

PLANNING & ZONING REVIEW NOTES

VII. D.

SUBJECT: Request by Warren Mitchell, owner and operator of Ironclad Self Storage located at the corner of US 15-501 N and Vickers Road (SR 1719) for a revision to the existing CUP Ind-L permit for a mini storage facility.

ATTACHMENTS: *The following was distributed at the July 11, 2006 Planning Board meeting:*

1. Text Amendment Application

Included in this package:

1. Watershed map
2. NCDOT preliminary approval review letter
3. Letter from Chandler Soil Consultants

INTRODUCTION AND BACKGROUND:

This conditional use permit was previously approved in August 2003.

A public hearing was held on July 17, 2006 to relocate the previously approved office (never constructed) and adds an apartment for an on-site facility manager. No one spoke against the request. Mr. Mitchell also owns the storage facility across US 15-501 N at the corner of Hubert Herndon Rd. The primary office for both sites has been located at this facility. The property at US 15-501 N and Hubert Herndon Road is being sold which leaves Mr. Mitchell without an office. An office was approved for the new site at Vickers Road but was never constructed. NCDOT has given preliminary approval to add an additional driveway closer to US 15-501 N to accommodate any office and residential traffic. A soils report has determined there is suitable soil for both the office and an apartment located within the same structure. Proper permits for wastewater management must be provided prior to the beginning of construction. The property will be served by the county water system. Confirmation from the Chatham County Utilities Department must be submitted prior to the approval of this request. All five (5) findings appear to have been met.

RECOMMENDATION:

Staff recommends that the Board make the five required findings and recommends approval of the request with the site plan submitted and the conditions listed below:

- 1) NCDOT driveway permit shall be approved and issued prior to obtaining a building permit for this project.
- 2) All Environmental Health (county or state) shall be issued prior to obtaining a building permit for this project.
- 3) Building permits for this request shall be obtained within 12 months of the approval date and remain valid to its completion. Failure to obtain and/or keep valid any building permits associated with this project will cause this approval to become void.
- 4) All previous conditions set and approved by the Board on the original conditional use permit shall remain valid and apply to this revision.

