

**COUNTY COMMISSIONERS**

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A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

BY IS Development Company, LLC

WHEREAS, Greg Isenhour dba IS Development Company, LLC has applied to Chatham County for a revision to an existing conditional use permit on Parcel No. 65804, located at The Cole Place Townhomes off Plaza Drive, Chapel Hill, Williams Township, for approval to transfer approximately 3.22 acres from the existing CUP to an adjacent parcel and transfer the remainder of the residual property subject to the existing CUP to the Townhomes at Cole Place Owners Association, Inc., 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. This finding remains valid under the existing approved CUP with no changes.
2. The requested revision to the conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, to assist a currently zoned B-1 Business property, which is vacant, an opportunity to develop within the guidelines for the amount of impervious surface needed which would then contribute to the economic growth of the county.
3. The requested revision to the 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. The townhomes at Cole Place will maintain the required amount of impervious surface for the development and an additional parcel of land will have more flexibility to be developed.
4. The requested revision to the permit is consistent with the objectives of the Land Development Plan by, remaining as approved under the current CUP. There are no additional units or development approved for this tract.

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. These required services are currently being provided and there are no proposed changes with this application.

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

That a revision to an existing 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 revision to the existing conditional use permit in accordance with the plan submitted by the Applicant, Greg Isenhour dba IS Development Company, LLC, and incorporated herein by reference with specific conditions as listed below;

Site Specific Conditions

1. Owner/applicant shall provide documentation from an engineer to validate that the stormwater system was installed per the requirement in Condition #3 of the 12-18-2006 conditional use permit.
2. All other conditions as approved shall remain valid and in effect.

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 15th day of October, 2012

By: _____

Brian Bock, Chair
Chatham County Board of Commissioners

ATTEST:

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