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A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

BY Warren Mitchell dba Iron Clad Storage

WHEREAS, Warren Mitchell has applied to Chatham County for a revision to an existing conditional use permit on Parcel No. 71691 located at 102 Vickers Road, Williams Township, to add an additional five (5) acres from Parcel No. 18872 to the permit for the uses of self storage facility/mini warehouse storage facility with related retail and services (i.e. moving truck rental), recreational vehicle storage facility, and boat storage facility, 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 proposed use/s are allowed within the district approved as Conditional Use Regional Business (CU-RB).
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, the applicant stated there are no other storage truck rental companies or outlets available in the area and he has customers who wish to not only utilize the storage units but would like to store their boat or RV at the same location. There is an approved 2389 home development approved across US 15-501 from this site with limited storage capacity for vehicles and doesn't allow area for boat or RV storage on the residential site.
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. NCDOT has approved an additional driveway entrance into the property and the Chatham County Appearance Commission has approved the landscaping and screening plans. There are conditions stated below to address signage and truck storage on the front area of the site in an effort to maintain unity with the surrounding, adjoining areas.
4. The requested permit is consistent with the objectives of the Land Development Plan by, continuing to site commercial uses along major highways, in clusters, that also extend up side roads to retain a rural crossroads or village character as encouraged on page 12 of the Plan. The

site is located within a WSIV-PA watershed that allows up to 36% impervious surface. The project when complete will be approximately 35.5%. A stormwater management plan will be required and installed per county regulation.

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. There will be no water services available for the storage facility therefore no septic system is required. Access roads have been approved by NCDOT.

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 submitted by the Applicant, Warren Mitchell dba Iron Clad Storage, and incorporated herein by reference with specific conditions as listed below;

Site Specific Conditions

1. Replacement advertising/identification signs may be installed as shown on the revised sign plan with the following modifications. There shall be a limit of one (1) sign, **no taller than 15 feet** from the ground to the top of the sign with a primary sign area not larger than 64 square feet (sign area #1) plus an additional 32 square foot secondary sign (sign area #2) for additional advertising of the property fronting US 15-501. All signs shall comply with the lighting requirements of the Zoning Ordinance. The sign at the entrance on Vickers Road shall remain as existing.
2. Landscaping shall comply with the recommendations of the CCAC which requires the perimeter landscaping along Vickers Road and the property not owned by the applicant be installed before the certificate of occupancy of the property is approved and issued. The remaining landscaping along the property boundaries owned by the applicant may be installed at the next optimal planting season following the start of the new commercial area use.

Standard Site Conditions

3. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance unless otherwise stated in a specific condition noted above.
4. The application and 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.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, 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

6. 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 inspection, established from time to time.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued determination with the plans and conditions listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
9. 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 conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 16th day of April 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