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A RESOLUTION APPROVING A CONDITIONAL USE PERMIT REQUEST

BY George Farrell

WHEREAS, George Farrell has applied to Chatham County for a conditional use permit on Parcel No. 74986, on approximately 2.096 acres out of 10.01 acre tract, located at 306 McGhee Road, Williams Township, for a boat storage facility and recreational vehicle 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 neighborhood business district classification lists boat and recreational vehicle storage as permitted uses. Through a conditional use rezoning approval, those uses may be permitted on this property provided they meet or exceed the standards set forth in the zoning ordinance and/or as conditioned below.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, there are several businesses that are located at the intersection of this property which provide fuel, food, retail, internet access,, and storage. This site is within 1 1/2 miles of the Farrington Point boat ramp which creates less travel time on the roadways for citizens to access the lake.
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. This is a 10.01 acre tract owned by the applicant's mother with his personal residence adjoining to the rear of the proposed zoned area. The CCAC has reviewed and approved the screening and landscaping plan for the site. There will be no new lighting proposed on this site and only one (1) 16 sq ft sign at the entrance.
4. The requested permit is consistent with the objectives of the Land Development Plan by, The impervious surface allowance on this site for the WSIV-CA Critical Area watershed is 24%. the applicant has proposed 21%. The Plan encourages the promotion of tourism. The storage

facility near other nearby commercial uses within 1 1/2 miles of Jordan Lake supports that objective.

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. A commercial driveway permit will be issued by NCDOT. There will be no water, no septic, and less than 20,000 square feet of land disturbance for the site.

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, George Farrell, and incorporated herein by reference with specific conditions as listed below;

Site Specific Conditions

1. Landscaping and screening shall conform to the recommendations of the CCAC and the design guidelines as applied.

Standard Site Conditions

2. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance unless otherwise stated in a specific condition noted above.
3. 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.
4. 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.
5. A building permit must be obtained and remain valid at all times within 2 years from the date of this approval or this permit shall become null and void.

Standard Administrative Conditions

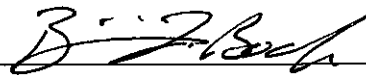
6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
7. Continued Validity - The 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.

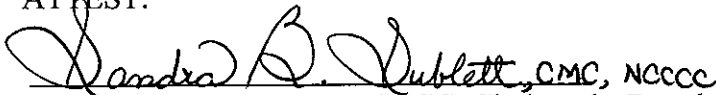
Adopted this, the 21st day of May, 2012

By: _____



Brian Bock, Chair
Chatham County Board of Commissioners

ATTEST:



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