



**COUNTY COMMISSIONERS**  
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**COUNTY MANAGER**  
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## **A RESOLUTION APPROVING A CONDITIONAL USE PERMIT REQUEST**

**BY** Lenore Braford dba Piedmont Farm Animal Refuge

**WHEREAS**, Lenore Braford dba Piedmont Farm Animal Refuge has applied to Chatham County for a conditional use permit on Parcel No. 78297 being approximately 16.07 acres, located at 7404 NC 87 N, Hadley Township, for Animal Husbandry Specialized as a farm animal rescue 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 Chatham County Zoning Ordinance, Section 10.13, list Animal Husbandry Specialized as a use that may be allowed in the residentially zoned districts as a Conditional Use Permit.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, one benefit is to the community and the county is the creation of a unique destination for education and recreation. The applicant plans to offer tours of the refuge that will give individuals the opportunity to meet, touch, and interact with farm animals in a safe and educational environment. This facility would be a refuge for unwanted farm animals and not those one would find in a customary animal shelter such as dogs, cats, and other domestic animals. The applicant states this facility would take the burden off the customary animal shelter with farming type animals or fowl.
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. The boundary of the property still has a significant natural vegetated buffer where some areas may need supplementing per the CCAC. The applicant states there will be hand washing stations with soap and disinfectant for use by all persons on the property. There will also be chemical agents used on site for care of the animals and for care of the pasture areas. The storage of such chemicals will follow guidelines as per the Fire Marshal's office.



4. The requested permit is consistent with the objectives of the Land Development Plan by, The Land Use Plan list the preservation of rural character as an important objective for the county. The property will be farm-like in appearance with barns, ponds, hills, and open space consistent with the definition of rural character.

The Plan goes further to encourage tourism to the county for various attractions. The applicant anticipates the use of the property by visitors from and outside the county. The applicant states they will be conserving farmlands and offering improved recreational opportunities.

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. The property is located within the WSIV-Protected Area Jordan Lake Buffer Area which allows for up to 36% impervious surface be allowed on the site. The estimated impervious surface for this project is approximately 5.4%. Any streams or ponds that require buffering will follow watershed buffering guidelines.

**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 and as shown in "Attachment A", Lenore Braford dba Piedmont Farm Animal Rescue, and incorporated herein by reference with specific conditions as listed below;

**Site Specific Conditions**

1. The applicant shall follow the recommendations of the Chatham County Appearance Commission and the Standards of Section 12 of the Chatham County Zoning Ordinance and install said plantings at the next optimal planting season following the issuance of the first building permit and as each phase is started.

**Standard Site Conditions**

2. The application, standards and adopted regulations of the applicable ordinances and policies, and the 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. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
3. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Stormwater 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.



4. A Certificate of Occupancy shall be obtained within two years of the date of this approval unless other approval/s has been given for an extension, or this approval becomes null and void.

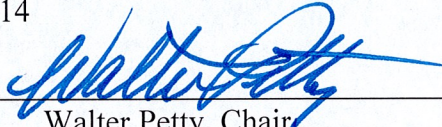
**Standard Administrative Conditions:**

5. 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 inspections.
6. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
7. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
8. 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.

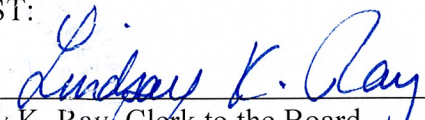
**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the County of Chatham hereby approves the application for a conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 20th day of October, 2014

By: \_\_\_\_\_

  
Walter Petty, Chair  
Chatham County Board of Commissioners

ATTEST:

  
\_\_\_\_\_  
Lindsay K. Ray, Clerk to the Board  
Chatham County Board of Commissioners



