



COUNTY COMMISSIONERS

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COUNTY MANAGER

Charlie Horne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200 • Fax: (919) 542-8272

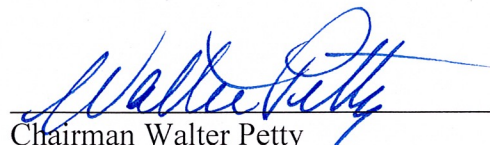
**RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR
THE APPROVAL OF**

Request from Raleigh Industrial Partners, LLC

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for Raleigh Industrial Partners, LLC to rezone approximately 45.69 collective acres of Parcel Nos. 17890 and 17891 (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan due to increasing population, increase in recreation at Jordan Lake, and recreation in general, citizens within the Triangle area are looking for safe, secure facilities to store their recreational vehicles, development is being guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities, and the project is in a major transportation corridor where these types of uses are encouraged through the LCDP and;

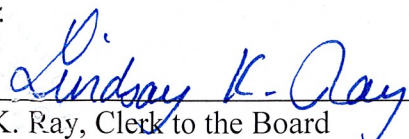
NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that the Amendment and presented documentation are found to be consistent with the county land use plan/s, and are determined to be reasonable and in the public interest.

Adopted this 17th day of November, 2014



Chairman Walter Petty
Chatham County Board of Commissioners

ATTEST:



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

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AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Raleigh Industrial Partners, LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request by Raleigh Industrial Partners, LLC to rezone approximately 45.69 collective acres, being all or a portion of Parcel No. 17890 and 17891, located at / off US 64 E, New Hope Township, from R-1 Residential to CD-RB Conditional District Regional Business to construct a three-story self-storage facility, boat and RV storage area, and boat, trailer, and other utility vehicle sales and service facility, and finds that the amendment is consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds that the uses set forth in the Application and incorporated herein by reference, if approved as “conditional” pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning under the conditions attached; and

WHEREAS, the Board finds the four (4) standards, as described below, from the Zoning Ordinance have been met as stated:

No. 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed, and reasons how the proposed amendment will correct the same. The applicant is not claiming any error in the Ordinance and therefore this is not applicable; and

No. 2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. Due to increasing population, increase in recreation at Jordan Lake, and recreation in general, citizens within the Triangle area are looking for safe, secure facilities to store their recreational vehicles. With the majority of new development, smaller lots are being created which do not allow for residents to store such items on their properties, therefore a nearby storage facility offers that service. The boat sales and repair portion of this approval is unique in that there is no other known such facility in this area of Chatham County. Revenue from this part of the business would come from adjoining counties and cities as well as those who live within Chatham

County. With the amount of storage facilities for these vehicles, it is anticipated these services would be an asset. ; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. One of the major recommendations noted in the Land Conservation and Development Plan (LCDP) is to guide development towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities. This project is adjacent to a lumber yard and concrete plant as well as nearby boat and RV storage facilities, mini-warehouse storage, and general office. This property does not have any special environmental features or historic value. All streams/creeks will be properly buffered as required by regulations. Another goal is to encourage uses that require limited services from the county.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The applicant has modified the site plan, made improvements to the site by buffering all required water features, moved structures further from the property to accommodate the future expansion of US 64, reduced the height of the freestanding signs proposed on the property, improved the landscaping, made access around the structures and storage for emergency vehicle access, and agreed to comply with all local, state, and federal regulations in constructing this project. The project is in a major transportation corridor where these types of uses are encouraged through the LCDP. The project is allowed to be developed up to 36% impervious surface. The applicant is proposing approximately 28% total. The Chatham County Public Utilities Department requires commercial projects that are within 2000 feet of an existing water line to tie into that line, the cost of which is paid by the applicant or landowner to cover. The applicant has agreed to extend the Chatham County Public Utilities water line approximately 720 feet from its current location which also requires a bore under US 64 in order to service this project. ; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone a portion of the property described as Parcel No. 17890 and 17891 and being approximately 45.69 collective acres as depicted on Attachment "A", located at/off US 64 E, from R-1 Residential to CD-RB Conditional District Regional Business, New Hope Township is approved and the zoning map is amended accordingly.
2. The following Conditions shall also be approved as part of this Ordinance approving the rezoning. They are:

Site Specific Conditions

1. The revised site plans shall be the official site plans for construction of the project.

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.

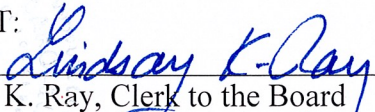
Standard Administrative Conditions:

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.
3. This ordinance shall become effective upon its adoption.

Adopted this 17th day of November 2014



Walter Petty, Chair
Chatham County Board of Commissioners

ATTEST: 

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

ATTACHMENT "A"

Tax Parcel Nos. 17890 and 17891, being 45.69 colletive acres to be zoned CD-RB
Conditional District Regional Business, located off US 64 E, New Hope Township.

