



COUNTY COMMISSIONERS

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Charlie Horne

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

A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

BY Carolina Meadows, Inc.

WHEREAS, Carolina Meadows, Inc. has applied to Chatham County for a revision to an existing conditional use permit on Parcel No. 62114, 64734, 20033, 74450, located off Whippoorwill Lane, Williams Township, for a revision to increase the size for the new Health Center located in Area B up to 130,000 sq. ft., an increase in the number of allowed beds from 100 to 120, and to construct approximately 100 residential units in Area C where the current Health Center is located, 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 current use continues to be permitted and allowable as seen in Section 10.13 of the Zoning Ordinance.
2. The requested revision to the conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, the relocation of the current Health Center and the additional independent residential units are needed in order to continue providing the level of care Carolina Meadows currently offers.
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. All expansions will be done within the existing perimeters of the facility. The current vegetated buffers will remain and maintained as needed. There will be no increase in impervious surface.
4. The requested revision to the permit is consistent with the objectives of the Land Development Plan by, continuing to be in compliance with watershed protections, employment opportunities, and the continuation of a current business as encouraged by the Plan.
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 project will continue to be served by county water and Aqua NC for wastewater. There will be no material increase in those demands beyond what the systems are already installed to handle. The project expansion will remain impervious neutral and will continue to meet applicable stormwater requirements.

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, Carolina Meadows, Inc., and incorporated herein by reference with specific conditions as listed below;

Site Specific Conditions

1. All previously approved conditions shall remain in effect with the exception of modifications included with this revision.
2. The applicant shall follow the recommendations of the Chatham County Appearance Commission and install said plantings at the next optimal planting season following the issuance of the first building permit.
3. The first building permit shall be issued within four (4) years of the date of this approval or this revision becomes null and void.

Standard Site Conditions

4. 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.
5. 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.

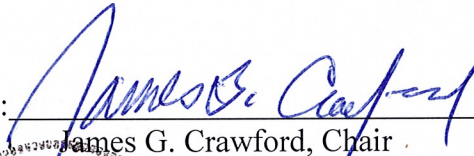
Standard Administrative Conditions:

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 inspections.

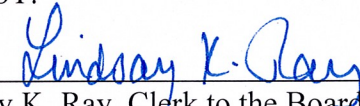
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
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 15th day of December, 2014

By: 
James G. Crawford, Chair
Chatham County Board of Commissioners

ATTEST:


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

