



Established 1771

COUNTY COMMISSIONERS

Walter Petty, *Chair*
Brian Bock, *Vice Chair*
Mike Cross
Pam Stewart
Jim Elza

COUNTY MANAGER

Charlie Horne

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

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Rezoning to Conditional District Regional Business

WHEREAS, the Chatham County Board of Commissioners has considered the request by Jim Anderson and Warren Mitchell to rezone approximately 3.677 acres, being all or a portion of Parcel No.18727, located at 12330 US 15-501 N, Williams Township, from R-1 Residential to CD-RB Conditional District Regional Business to construct a four-story self-storage 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. The applicants state the adjacent properties to this location are currently non-residential. Due to recent changes in land uses in this area, they feel this parcel is now better suited for non-residential use. Growth in this portion of the county has increased with the approval of new subdivisions as well as in Orange County and is expected to continue. Based on the current growth, the applicant is proposing a full enclosed, climate controlled, four-story self-storage facility. There is no other facility like the one proposed in this area Chatham County.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Page 1 of the Land Conservation and Development Plan, further known as the "Plan" encourages guiding development towards areas planned for urban and suburban growth and away from areas with valued environmental or rural qualities. This property does not have any special environmental features, streams, or historic structures. Page 25 of the Plan encourages guiding growth along the US 15-501 corridor between Orange County and Pittsboro where growth is expected. This location is located within that recommended area. One of the goals of the Plan is to protect surface and groundwater resources. In order to increase the amount of usable square footage the applicant is seeking, the four-story structure helps to protect these resources. Two buildings are being proposed; one 72,000 square feet and one 50,400 square feet. If these were to be located in single story units, there could possibly be 4 or more buildings. By constructing multi-story, there are only two roofs with runoff to capture. The applicant has designed a stormwater pond that meets or exceeds the Chatham County Stormwater Ordinance requirements and that permit will be reviewed for approval by Dan LaMontagne with Environmental Quality. The applicant also completed an Environmental Impact Assessment (EIA) which Mr. LaMontagne has reviewed and determined to meet the requirements of the ordinance.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The subject property is located on a major transportation corridor in an area that is expected to grow. The project will create one to two full time positions to man the office located on the first floor.; 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. 18727 and being approximately 3.677 acre tract as depicted on Attachment "A", located at 12330 US15-501N, from R-1 Residential to CD-RB Conditional District Regional Business, Williams 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 recommendations of the Chatham County Appearance Commission shall be followed as revised and agreed to by the applicant. Should adjacent properties remove their existing vegetation, this project will be required to supplement the landscaping according to the Zoning Ordinance Landscaping Guidelines in order to ensure this project remains in compliance. The applicant should ensure the maintenance and survival of all plantings which shall be installed at the next optimal planting season following the issuance of the building permit.

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 21st day of July 2014



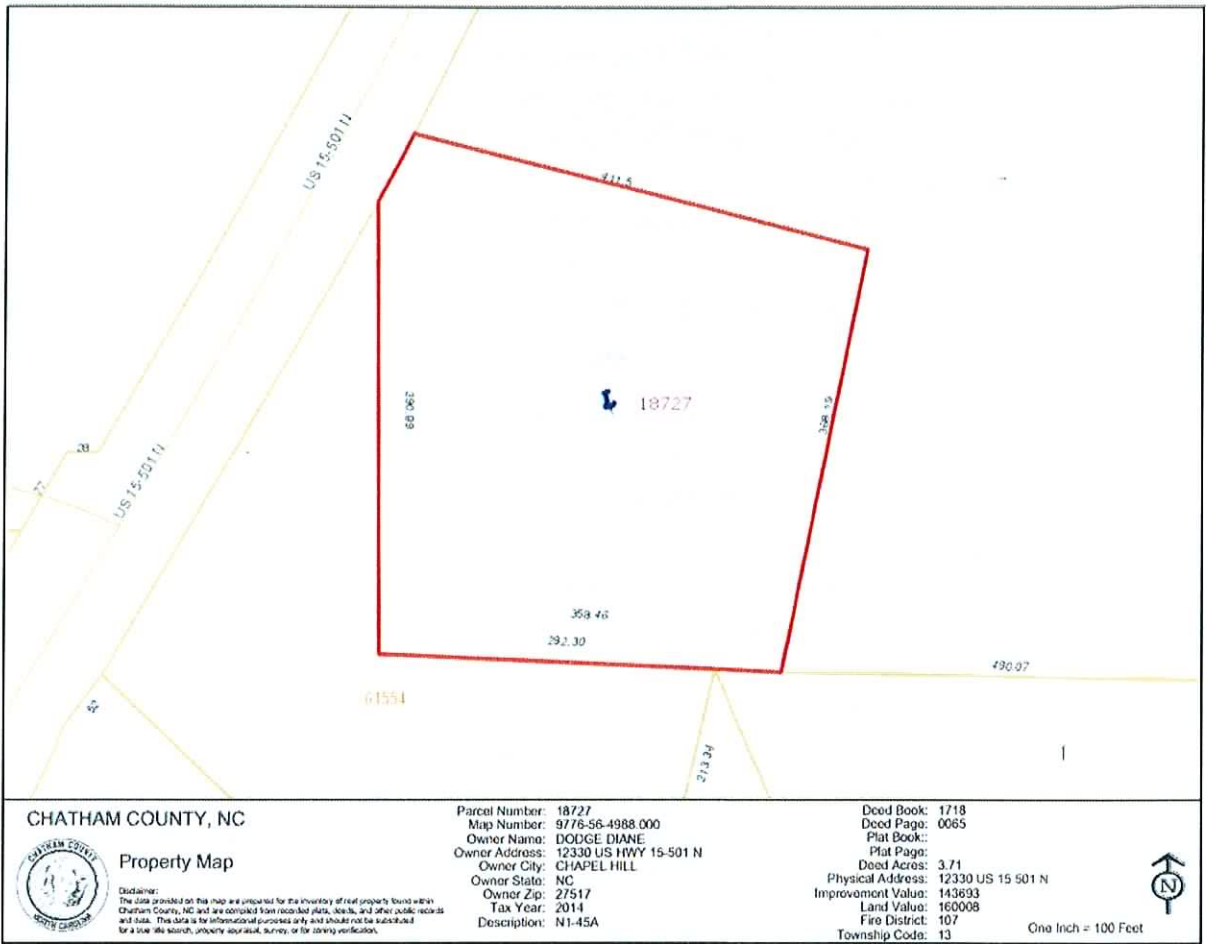
Walter Petty, Chair
Chatham County Board of Commissioners

ATTEST: 

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

ATTACHMENT "A"

Tax Parcel No. 18727, 3.677 acres to be zoned CD-RB Conditional District Regional Business, located at 12330 US15-501 N, Williams Township.



CHATHAM COUNTY, NC



Property Map

Disclaimer:
The data provided on this map are prepared for the purpose of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and files. This data is for informational purposes only and should not be substituted for a true site search, property appraisal, survey, or for zoning verification.

Parcel Number: 18727
 Map Number: 9776-56-4988.000
 Owner Name: DODGE DIANE
 Owner Address: 12330 US HWY 15-501 N
 Owner City: CHAPEL HILL
 Owner State: NC
 Owner Zip: 27517
 Tax Year: 2014
 Description: N1-45A

Deed Book: 1718
 Deed Page: 0065
 Plat Book:
 Plat Page:
 Deed Acres: 3.71
 Physical Address: 12330 US 15 501 N
 Improvement Value: 143833
 Land Value: 160008
 Fire District: 107
 Township Code: 13

One Inch = 100 Feet





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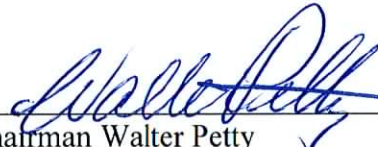
**RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR
THE APPROVAL OF**

Rezoning Property to Conditional District Regional Business

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for Jim Anderson and Warren Mitchell to rezone the 3.677 acre tract known as Parcel No. 18727 (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan remaining consistent with the adopted land use plans and regulations of the County and therefore is approved as requested. and;

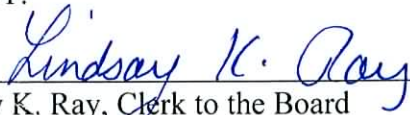
NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that the Amendment and presented documentation are found to be consistent with the county land use plan/s, and are determined to be reasonable and in the public interest.

Adopted this 21st day of July, 2014



Chairman Walter Petty
Chatham County Board of Commissioners

ATTEST:



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

