



COUNTY COMMISSIONERS
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A RESOLUTION APPROVING A CONDITIONAL USE PERMIT REQUEST

BY The Parlour, LLC

WHEREAS, The Parlour, LLC has applied to Chatham County for a conditional use permit on Parcel No. 62230, located at 175 Poythress Road, old Mann's Chapel Church, Baldwin Township, for an event center venue specializing in small-scale weddings, seasonal marketplace, workshops, meetings, etc., 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. A mixed use building is listed as a permitted use within the Table of Permitted Uses located in Section 10.13 of the Chatham County Zoning Ordinance to be utilized for general and professional office and small scale events
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, with the continued growth happening in Chatham County, specifically existing approved developments and the forecasted 7,000 acre Chatham Park project, it will be critical to preserve history and protect the character of the county in a historical setting. They will be remodeling the existing church, upgrading the parking, and adding improvements to the landscaping. There have been concerns expressed by neighbors about the vacancy of the church and how vulnerable it is to becoming an eyesore, unless it is preserved with a use that would complement the surrounding area.
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. preserve the existing character of the building/church that has been a staple in the community since its construction in 1887. They do not propose any changes to the existing footprint of the building, but will be bringing the structure up to current building code, enhancing the outside appearance, and remodeling inside. NCDOT will be issuing a revised commercial driveway permit for the project and do not have any issues with the use being proposed.

4. The requested permit is consistent with the objectives of the Land Development Plan by, A component of the Land Conservation and Development Plan is to encourage the protection of rural and historical areas. The restoration of this property will do that, as well as provide a mix of services not currently found in the community. Preserving the area's character and building's historic features are at the core of this proposal.

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 will utilize a new well that is to be located on site, as well as on-site septic. The applicant has secured approval from the Chatham County Environmental Health Department for these items. The property fronts on a state maintained roadway and will be issued a new commercial driveway permit for the use. The property is located within the WSIV-Protected Area of Jordan Lake Buffer Rule watershed designation. Impervious surface is allowed to cover up to 36% of the tract. The ordinance also allows an exemption for the pre-existing impervious surface, which could allow more than 36% impervious surface.

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", The Parlour, LLC, 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 shall install said plantings at the next optimal planting season following the issuance of the first building permit.
2. All event parking shall be controlled and maintained on the project site.

Standard Site Conditions

3. 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.
4. 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.

5. 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:

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 20th day of January 2015

By:


James Crawford, Chair
Chatham County Board of Commissioners

ATTEST:


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



ATTACHMENT "A"

Being Parcel No. 62230, approximately 1.55 acres, located at 175 Poythress Road, Baldwin Township.

