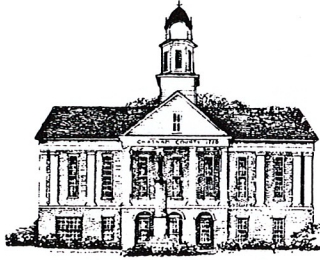


COUNTY OF CHATHAM

PLANNING DEPARTMENT
POST OFFICE BOX 54
PITTSBORO, N. C. 27312-0054



PHONE: 919-542-8204
FAX: 919-542-0527

ORGANIZED 1770

707 SQUARE MILES

July 22, 1997

Goldston Apex Properties, LLC
11305 Derby Lane
Raleigh, NC 27613

Gentlemen:

During their regular meeting July 21, 1997, the Chatham County Board of Commissioners considered your request as described below:

Request by Goldston Apex Properties, LLC for a light and heavy industrial conditional use district and conditional use permit for a building supply store and concrete plant on 46 acres of the Paul Goodwin property on the south side of U.S. 64 in New Hope Township.

After considering your written request, comments received at the public hearing, and recommendations of the County Planning Department and Planning Board, the Board made the five required findings and approved your request as submitted with the following conditions:

1. The general layout and design shall be as shown on the site plans dated June 24, 1997 with plantings and lighting as shown and described in documents submitted except as noted below.
2. Lighting shall be shielded to prevent direct skyward glare. Area lighting shall be designed to prevent light spillage on adjacent properties. Lighting, except for required security lighting, shall be timed to go off 1/2 hour after normal business hours and go on no more than 1/2 hour before normal business hours.
3. Additional needs for communication towers may require a change to the Conditional Use Permit. Hidden, or "stealth towers" or communication equipment that can be attached to the sides of the silos would not require a revision to the permit. Construction of a free standing, traditional communication tower will require revision to the permit.
4. The color of the batch plant silos shall be of a color or colors to minimize visibility. Light gray is one acceptable color.

5. Additional evergreen vegetative screening shall be provided along the SR 1901 frontage. Berming may also be provided in lieu of planting.
6. County noise limitations of 60dBA during the day and 50dBA during the night shall apply to the operation of the facility.
7. Long term outdoor storage of materials shall be limited to the area within the security fence.
8. If dust from the large graveled area becomes a problem for adjacent properties, a policy of periodic water spraying to reduce dust will be initiated.
9.
 - a. The normal hours of operation for the building supply store being open to customers shall be limited to 6:30 am to 8 pm Monday through Saturday.
 - b. The normal hours of operation for the concrete batch plant and trucks operating shall be limited to 6:30 am to 7 pm Monday through Friday and 7 am to 1 pm on Saturday.
10. Wash out pit(s) shall provide a minimum of 12" of freeboard at all times.
11. The on-site shop/repair facility is for the fork lifts and other small equipment as requested in the application. Repair of cement trucks is to be done off-site.
12. Access to this site from Olive Chapel Road is limited to emergency vehicles only. This access is not to be used as an alternate route for deliveries of supplies during the construction or operation of the plant.
13. Additional trees shall be planted along the east side of the employee parking lot to breakup the visibility of the east side of the main store building. Additional evergreen vegetative screening shall be provided along the north side of the storage yard fencing located near the southeast corner of the employee parking lot.
14. A minimum 20' wide undisturbed area shall be provided along the US64 frontage from the west property line to the main entrance. A minimum 50' wide undisturbed area shall be provided along the north, west and south sides of the concrete batch plant. Exception to these undisturbed areas may be made for drives and stormwater facilities.
15. Off building signs are allowed provided no sign is larger than 100 square feet or taller than 20 feet.

16. The minimum flow for a. and b. below shall be certified following a 24 hour draw down test. This information shall be confirmed by the Planning Department in consultation with the County Health Department.
 - a. Prior to issuance of a building permit for the building supply store, a well(s) shall be drilled yielding a minimum flow of five (5) gallons per minute.
 - b. Prior to issuance of a building permit for the concrete batch plant, a well(s) shall be drilled yielding a minimum flow of ten (10) gallons per minute.
17. Prior to transfer of the land for the building supply property and concrete batch plant, a legal instrument restricting the total Goodwin tract to not more than 36% impervious surface according to the County Water Supply Watershed Regulations shall be drafted to the county's satisfaction and shall run with the land.
18. Prior to transfer of the land for the building supply property and concrete batch plant, a legal instrument providing access to and maintenance of the stormwater management system (infiltration or storage of the first one half inch of stormwater from impervious surfaces of the concrete batch plant) shall be drafted to the county's satisfaction and shall run with the land.
19. The developer shall install a dry fire hydrant in the pond on the Goodwin property at his expense and legal and physical access shall be provided at the applicant's expense.
20. If a building permit is not issued within 24 months of approval by the Board of County Commissioners, the conditional use permit is null and void and the conditional use district reverts back to the original district prior to approval.

Minutes of the Board meeting are available from Sandra Lee, Clerk to the Board of County Commissioners at 542-8200. If you have any questions about the Board's action or would like to discuss uses of your land, you may contact Lynn Richardson or me at 542-8204.

Sincerely,



Keith Megginson
Planning Director

pc: Paul W. Goodwin