

**COUNTY COMMISSIONERS**

Jim Crawford, Chair  
Diana Hales, Vice Chair  
Mike Cross  
Karen Howard  
Walter Petty

**COUNTY MANAGER: Renee Paschal**

Established 1771

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## **A RESOLUTION APPROVING A CONDITIONAL USE PERMIT REVISION REQUEST**

**BY Robert Kapp dba American Self Storage**

**WHEREAS**, Robert Kapp dba American Self Storage has applied to Chatham County for a conditional use permit revision on Parcel No. 17454, located at 30 Mt Gilead Church Road, New Hope Township, for a revision to remove three existing structures currently used for boat and recreational vehicle storage and be replaced with two bi-level, climate controlled self-storage mini storage units, 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. Self-storage/mini warehouse storage is an allowed use in the Light Industrial zoning district. This property is currently zoned CU-Light Industrial which was approved in 1995 for boat and RV storage and a communications tower site.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, The applicant states they have had an increase in requests from customers to provide this type of storage on the property. They believe it will benefit not only their current customers, but allow expansion of that customer base by providing another type of storage on the property.
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. The applicant has proposed an increase in landscape plantings, new fencing, and uniformity with the current buildings on the site in order to improve the overall appearance of the site. The current driveway is on Mt Gilead Church Road and approved by NCDOT. No changes are needed for this additional use. Also noted is no increase in noise or pole lighting. Lighting will be placed on the buildings above the doors that meet the lighting regulations. A new sign is proposed on the US 64 side and will meet the signage requirements and limitations of the Zoning ordinance.
4. The requested permit is consistent with the objectives of the Land Development Plan by, The Plan encourages the continuation of existing business or industry. Because this is a replacement of types of structures, there will be no net change or increase in impervious surface. This site was allowed to exceed the maximum amount of impervious surface on the site, which is 36%, because impervious surface pre-dated the implementation of watershed regulations in 1994. The property currently is at approximately 85% and cannot increase.

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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. All utilities, access roads, storm drainage, and other services will continue. A new septic field has been identified at the western boundary of the site for the restroom to be provided for the office of the new structures. A new well is also proposed to be added to serve the restroom. County water is not available to this site.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS,** as follows:

That a revision to the Conditional Use Permit revision 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 conditional use permit in accordance with the plan submitted by the Applicant and as shown in "Attachment A", Robert Kapp dba American Self Storage, and incorporated herein by reference with specific conditions as listed below;

**Site Specific Conditions**

1. All previously approved conditions shall remain in effect, except as modified by this application.
2. The landscaping plan shall be implemented at the first optimal planting season when building construction begins and shall follow the approved plan reviewed by the CCAC.

**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 Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

**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 conditional listed above.
7. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's 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.




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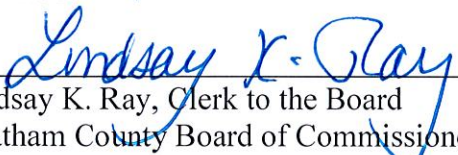
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**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the County of Chatham hereby approves the application for a revision to the conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 17th day of October 2016

By:   
James Crawford, Chair  
Chatham County Board of Commissioners

ATTEST:

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



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## ATTACHMENT "A"

Being Parcel No. 17454, approximately 7.44 acres, located at 30 Mt Gilead Church Road, New Hope Township, to modify site plan for commercial use as described above and as indicated on the below site plan.

