



Established 1771

## CHATHAM COUNTY COMMISSIONERS

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

## COUNTY MANAGER

Renee Paschal

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

## Resolution of the Chatham County Board of Commissioners

### ADOPTING A CONSISTENCY STATEMENT FOR THE APPROVAL OF

A Rezoning Request for George Farrell

**WHEREAS**, the Chatham County Board of Commissioners has reviewed the application for a rezoning request from R-1 Residential to CD-CB Conditional District Community Business on Parcel No. 70347, being approximately .13 acres, located at 354 McGhee Road to add a 5, 500 sq. ft. self-storage building to the property to approve and allow said use/s based on the information provided in the application, plans, and other submittal materials (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan; and

**WHEREAS, in addition**, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because it is consistent with the goals and objectives of the Land Use Plans of Chatham County by encouraging the continuation of existing business and the continued protection of the watershed district with no more than 24% impervious surface allowance.;

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

Adopted, this the 21st day of November 2016.

James G. Crawford, Chairman  
Chatham County Board of Commissioners

ATTEST:

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





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# AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

**For** Rezoning to Conditional District Community Business on behalf of George Farrell

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by George Farrell to rezone approximately .13 acres, being all or a portion of Parcel No. 70347, located at 354 McGhee Road, Williams Township, from R-1 Residential to CD-CB Conditional District Community Business to add a 5, 500 sq. ft. self-storage building to the property, 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

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 applicant states he is in need of more storage space to service existing customers and future boat and RV storage customers. The applicant stated customers are requesting to have a self-storage unit in order to keep fishing gear, boating equipment, camping equipment, and other recreational accessories in a secure location and not on the boat or in the RV. The applicants states his current facilities stay 90% to 100% full and owners in need of more space live in Governor’s Club properties, Westfall, The Preserve at Jordan Lake and other developments.

This property is located in an area that is primarily zoned R-1, Residential, with Conditional Use Neighborhood Business (CU-NB) located on either side of the proposed area for rezoning. The CU-NB property is approved for boat and RV storage. The applicant is requesting CD-CB zoning instead of CD-NB for this rezoning because self-storage is not allowed in the CD-NB district.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. The Land Conservation and Development Plan encourages the continuation of existing businesses. At times those businesses need to modify their services to meet the demands of their





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customers, which is part of the justification for the request. This property is also approximately .3 miles from the intersection of McGhee Road and Farrington Point Road, which is considered a crossroads commercial node. The intersection has a convenience store owned and operated by the applicant and provides fishing, camping, boating, recreational accessories, as well as fuel and groceries .

This facility is located approximately 1 ½ miles from the Farrington boat ramp which is a draw for tourism to the county and to this area in particular. The applicant can provide all the basic needs of visitors to the lake, and the storage facility will provide an additional service to customers who store their boats and RVs at the existing storage facility.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The applicant states when the original approval for the adjacent boat and RV storage facility was approved in May 2012, the site was 85% full in just a few months and has maintained 85% to 100% occupancy. Current and future customers are requesting more spaces and self-storage for their personal goods. The new facility would also provide a few additional covered spaces that the adjacent site is lacking that are being requested by customers.; and

No. 5: All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment include This property is located within the WSIV-Critical Area watershed and Jordan Lake drainage and the property is 1.73 acres in size. Although the property currently has a dwelling, the site is being evaluated under the built upon area calculation because of the proposed mix of residential and non-residential uses. Brian Burkhardt, Environmental Quality Director, has also reviewed the request with Julie Ventaloro with the Water Supply Watershed Program under NCDEQ and agree that the built upon area calculation should be used for the site plan. All existing and proposed impervious surface has been calculated on the parcel and does not exceed the 24% maximum allowed.; 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. 70347 and being approximately .13 acres as depicted on Attachment "A", located at 354 McGhee Road, from R-1 Residential to CD-CB Conditional District Community 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, with the exception as noted by the Planning Board above. Required plantings shall be installed by the next optimal planting season following the issuance of the first building permit.
2. A building permit shall be obtained and remain valid at all times within two (2) years of this approval or it shall become null and void.





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### Standard Site Conditions

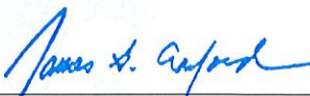
3. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning 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.


### 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 November 2016

  
James Crawford, Chair  
Chatham County Board of Commissioners

ATTEST:  
  
Lindsay K. Ray, Clerk to the Board  
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## ATTACHMENT "A"

Tax Parcel No. 70347, .13 acres to be zoned CD-CB Conditional District Community Business, located at 354 McGhee Road, Williams Township.

