



COUNTY COMMISSIONERS
George Lucier, *Chairman*
Mike Cross, *Vice Chairman*
Patrick Barnes
Carl Thompson
Tom Vanderbeck

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

WHEREAS, the Chatham County Board of Commissioners has considered the application request by Irene Faircloth and Joseph Mosnier dba Historic Mann's Chapel Event Center & Café, to rezone property identified as Parcel No. 62230 (1.4 acres) and a portion of Parcel No. 62254 (3 acres out of 6.61), from Office and Institutional (O&I) and RA-90 (residential/agricultural) to Conditional Use B-1 Business, and finds that the amendment is consistent with the comprehensive plan of Chatham County by preserving rural character and developing an integrated approach to protecting and promoting historic and tourism locations. The Land Use Plan encourages balanced growth that consists of a mix of different types of development. The old church located on the property will remain in keeping with the historic significance the community has known for over 20 years. The Plan encourages other components of rural character by sustaining farm lands to support traditional rural activities. The café for this site will utilize the farms associated with this approval by including those foods at the eating establishment. The proposal will be making use of the reclaimed wastewater to meet the Plan's request for more efficient use of water resources as well as tapping onto the county water system at the owner's expense.

WHEREAS, the Board finds that the uses set forth in the Application and incorporated herein by reference, if approved as a conditional use pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning under the conditions attached to the Conditional Use Permit;

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone the property described in Exhibit A attached hereto and incorporated herein by reference and generally referred to as being approximately 4.545 acres located off Poythress Road and Lamont Norwood Road, Baldwin Township, from Office and Institutional (O&I) and RA-90 (residential/agricultural) to Conditional Use B-1 Business be approved.

(RE: Irene Gattis and Joseph Mosnier dba Historic Mann's Chapel Event Center & Café Rezoning Request)

2. This ordinance shall become effective upon its adoption.

Adopted this 20th day of October 2008

George Lucier, Chair

ATTEST:

Sandra B. Sublett, CMC, Clerk to the Board
Chatham County Board of Commissioners

(RE: Irene Gattis and Joseph Mosnier dba Historic Mann's Chapel Event Center & Café Rezoning Request)

EXHIBIT A

1. Parcel A: Chatham County PIN 9766-22-4900; Chatham County AKPAR #62230.

1.545 acres, more or less, as more particularly described on that certain Final Plat Survey of Decommissioned Mann's Chapel Church Property and referred to therein as the "Church Lot," by Holland Land Surveying, dated June 26, 2007 and recorded at P.S. 2007-255, Chatham County Registry.

2. Parcel B: Chatham County PIN 9766-23-8333; Chatham County AKPAR #62254 (the southern 3.0 acre portion of this approximately 6.61 acre tract):

3.0 acres, more or less, as more particularly described on the attached site plan and as follows:

The southern 3.00 acres of the property described in Deed recorded in Deed Book 1260, Page 906, Chatham County Registry; such 3.00 acres being bounded on the North by a straight line, parallel to the southern boundary line of the property, from the eastern boundary to the western boundary of the property in such location as to create a 3.00 acre parcel south of such new line.