



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
2-18-08

PART A

Subject:

Request by **Chatham County** to rezone properties located at 1334 and 1352 Old US 1, Moncure, NC, Parcel No. 11554 (.25 acres), a portion of 11531 (2 acres), and a portion of 11557 (.49 acres), Haw River Township, owned by James & Rachel Brady, from Business (B-1) to Residential/Agricultural (RA-40).

Action Requested:

See Recommendations.

Attachments:

The following was submitted prior to January 22, 2008 public hearing:
1. Application packet

The following may be viewed on the Planning Department website at www.chathamnc.org under Rezoning & Subdivision Cases, 2008:
2. Arcview map

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Re: Brady property rezone request

Introduction / Background / Previous Board Actions:

A legislative public hearing was held on January 22, 2008. No one spoke on the issue. The minutes may be viewed on the County webpage after their approval February 4, 2008. The Planning Board met on February 5, 2008 and voted unanimously (10-0-0) to approve this request. There was no further discussion on the request.

The Planning Department staff and Planning Board are required to make a recommendation on the requested change of the zoning district from B-1 Business to Residential/Agricultural (RA-40). Such a recommendation is partially based on adopted land use plans and policies as well as changing conditions as noted in the Chatham County Zoning Ordinance under Section 17.

Issues for Further Discussion and Analysis:

This property was zoned around the year 1990 to B-1 Business. This was discovered when the adjacent property owner, Mr. Thomas Lewis, purchased the old First Health base and wished to turn it into a residence. Residential uses are not listed as a permitted use in the B-1 Business district. These parcels have never been used for anything other than residential purposes. The landowners wish to have the zoning district corrected to match the use of their properties as stated. It appears these properties were not to be included in the zoning of business properties in 1990 as was done so mistakenly.

The Land Conservation and Development Plan list areas in the Moncure-Haywood area for potential industrial growth. This area is not part of that area and would continue to support the surrounding rural area as residential use.

Recommendation: The planning staff and the Planning Board by a unanimous vote (10-0) recommends approval of the rezoning request based on the information provided above.