

PLANNING & ZONING REVIEW NOTES

VII. D.

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**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).

**ATTACHMENTS:** *The following was submitted at the January 8, 2008 Planning Board meeting:*

1. Application packet

*The following may be viewed on the Planning Department website at [www.chathamnc.org](http://www.chathamnc.org) under Rezoning & Subdivision Cases, 2008:*

2. Arcview map

**INTRODUCTION & BACKGROUND:**

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 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.

**DISCUSSION & 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 lists 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:**

It is the opinion of the planning staff to recommend approval of this rezoning request based on the information provided above. The Planning Board has up to three meetings to make a recommendation to the Board of Commissioners.