

PLANNING & ZONING REVIEW NOTES

VII. C.

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**SUBJECT:** Request by **Chatham County** to rezone property located at 1310 Old US 1, Moncure, NC, a portion of Parcel No. 62655 (1 acre), Haw River Township, owned by Thomas C. Lewis, 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 to be used for the Moncure Fire Department. After the fire department built a new facility, First Health of The Carolinas maintained the structure for one of their bases. Current zoning allows these uses within the Residential districts as permitted provided it meets the acreage requirement and setback minimums without requiring a rezoning of the property from Residential to Business. The current landowner, Mr. Thomas C. Lewis, purchased property at 1310 Old US 1, Moncure in 2006. Mr. Lewis purchased the property to use it for his primary residence. The list of permitted uses in the B-1 Business district does not currently allow for residential uses. Mr. Lewis has stated he does not wish to have a business at this property. He does have a hobby for restoring old Mercedes and has been advised on zoning regulations and junkyard regulations as they may also pertain to this property.

The Land Conservation and Development Plan lists certain areas in the Moncure-Haywood area for potential industrial development. This particular area is not noted in any plan and therefore would support the surrounding residential area as a 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.