



COUNTY COMMISSIONERS
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AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

WHEREAS, the Chatham County Board of Commissioners has considered the application of a request by Winter Custom Yachts on behalf of Apex Nurseries, Inc., located on Holland's Chapel Road off NC Hwy 751, New Hope Township, on approximately 11.54 acres from RA-40 Residential Agricultural to Conditional Use Light Industrial (CU-Ind L), and finds that the amendment is consistent with the comprehensive plan of Chatham County by preserving the form and function of rural character, by supporting employment opportunities in Chatham County, and encourages balanced growth that consists of a mix of different types of development. There is no other facility of this nature located in Chatham County. The rezoning is appropriate under the standards set forth under Section 17 of the Chatham County Zoning Ordinance. Although not a typical home based business, the owners of this property also own or are affiliated with the owners of certain surrounding residential and business properties being Apex Nurseries, Jean's Berry Patch and the Copeland residence. The functioning of the residential/agricultural appearance would not be compromised due to the business being located well off the road and screened according to an approved site plan. The request is reasonable and public interests are furthered by approval; and

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 11.54 acres located on Holland's Chapel Road, off of NC Hwy 751, New Hope Township, from RA-40 Residential Agricultural to Conditional Use Light Industrial (CU-Ind L) be approved.
2. This ordinance shall become effective upon its adoption.

(Re: Winter Custom Yachts Ordinance to Approve)

Adopted this 21st day of April 2008

George Lucier, Chair

ATTEST:

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

EXHIBIT A

Property identified on the Chatham County Tax Records as a portion of Tax Parcel No. 17820 and all of Tax Parcel No. 64272 consisting of approximately 11.54 acres, located on the Holland's Chapel Road, New Hope Township. The property is further described as follows:

Beginning at a point on the northern right of way of Holland's Chapel Road thence with the northern right of way South 62° 52' 03" West 191.59 feet to a point; thence South 67° 07' 29" West 106.76 feet to a point; thence South 74° 39' 38" West 115.60 feet to a point; thence South 79° 49' 24" West 203.20 feet to a point; thence South 81° 38' 52" West 347.94 feet to a point; thence South 80° 56' 07" West 12.14 feet to a point; thence leaving the northern right of way of Holland's Chapel Road North 43° 36' 23" West 236.72 feet to a point; thence North 84° 50' 57" East 80.00 feet to a point; thence North 02° 36' 23" West 373.11 feet to a point; thence South 89° 32' 56" East 346.12 feet to a point; thence South 89° 53' 15" East 29.00 feet to a point; thence North 89° 46' 39" East 183.32 feet to a point; thence North 02° 17' 32" East 163.95 feet to a point; thence North 87° 46' 40" East 225.32 feet to a point; thence South 27° 31' 30" East 534.50 feet to a point and place of beginning and containing 11.536 acres more or less.