



COUNTY COMMISSIONERS
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COUNTY MANAGER
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AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

WHEREAS, the Chatham County Board of Commissioners has considered the application request by Doug and Cindy Carroll, on behalf of Shady Wagon Farm, to rezone property identified as Parcel No. 5241, on approximately 22.14 acres from RA-40 Residential Agricultural to Conditional Use Office and Institutional (CU-O&I), and finds that the amendment is consistent with the comprehensive plan of Chatham County by preserving rural character, encouraging large lot development, and developing an integrated approach to protecting and promoting high-quality open space, recreation, historic and tourism locations. The Land Use Plan encourages balanced growth that consists of a mix of different types of development. The application states that the only other facilities that provide this service in the County are Ferrington Village near Pittsboro and Celebrity Dairy near Siler City. The Land Use Plan encourages protection of water supply watersheds and the application states this proposal utilizes approximately 13% of the 36% allowed by ordinance. The Land Use Plan lists tourism as an objective. The Chatham County Travel and Tourism Director advised that the County relies on these types of businesses to bring people to Chatham County since the County does not have an event center or large hotel. 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 22.14 acres located at 2312 Pea Ridge Road, Cape Fear Township, from RA-40 Residential Agricultural to Conditional Use Office and Institutional (CU-O&I) be approved.
2. This ordinance shall become effective upon its adoption.

Adopted this 18th day of August 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 Tax Parcel No. 5241, located at 2312 Pea Ridge Road, Cape Fear Township, being approximately 22.14 acres.