



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 William Jeffrey House to rezone property identified as Parcel No. 11257, on approximately 10.35 acres from RA-40 Residential Agricultural to Conditional Use B-1 Business (CU-B1), and finds that the amendment is consistent with the comprehensive plan of Chatham County by preserving home-based businesses in rural areas and encourages balanced growth that consists of a mix of different types of development. This property has been approved for and is constructing a family owned and operated campground. The property would remain a family owned & operated business keeping the intent of the land use plan objective as priority. The Land Use Plan encourages protection of water supply watersheds and this proposal utilizes less than 10% of the 36% allowed by ordinance. The Land Use Plan lists tourism as an objective. This request would allow for those utilizing the campground to have an accessory use to bring their recreational vehicles with them to use in and around Jordan Lake and throughout Chatham County. Campgrounds are a business in and of themselves and thereby should be included in areas appropriate for B-1 Business zoning. 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 10.35 acres located at 284 Moncure School Road, Haw River Township, from RA-40 Residential Agricultural to Conditional Use B-1 Business (CU-B1) be approved.
2. This ordinance shall become effective upon its adoption.

(Re: William Jeffrey House Ordinance to Approve Rezoning)

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 a portion of Tax Parcel No. 11257, located at 284 Moncure School Road, Haw River Township, being approximately 10.35 acres.