

**COUNTY COMMISSIONERS**

George Lucier, *Chairman*
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COUNTY MANAGER

Charlie Horne

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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 Redd Dog, LLC to rezone approximately 1.83 acres collectively, Parcel No. 2684 and 2683, located at the corner of US 15-501 N and Woodbridge Drive, Baldwin Township from R-2 (residential) to Conditional Use Community Business (CU-CB), and finds that the amendment is consistent with the comprehensive plan of Chatham County by utilizing the Compact Community Corridor of US 15-501 mentioned in the Plan that will accommodate a mix of homes, shops, offices, institutions, and civic spaces not identified as “strip development” and by sighting commercial uses along major corridors in clusters at specific locations. The properties surrounding these parcels are residential and commercial. This request is a relocation of an existing, sustainable business since 1986. The Plan also encourages sighting commercial uses up side roads off main thoroughfares. The entrance will be on Woodbridge Drive with no access off US 15-501 directly. This project meets the guidelines for surface and ground water protection by installing a rain garden, bio-filtration cell to manage stormwater and will utilize approximately 31% of the 36% impervious surface allowed.

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 1.83 acres collectively, located at the corner of US 15-501 and Woodbridge Drive, from R-2 (residential) to Conditional Use Community Business (CU-CB), Baldwin Township is approved.

(Re: Redd Dog, LLC Ordinance Approving Rezoning)

2. This ordinance shall become effective upon its adoption.

Adopted this 16th day of March 2009

George Lucier, Chair

ATTEST:

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

EXHIBIT A

Tax Parcel No. 2684, consisting of .923 acres, located at the corner of US 15-501 and Woodbridge Drive, Baldwin Township.

Tax Parcel No. 2683, consisting of 1.016 acres, located off US 15-501, Baldwin Township.