



COUNTY COMMISSIONERS

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COUNTY MANAGER

Charlie Horne

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**AN ORDINANCE AMENDING THE ZONING
ORDINANCE
OF CHATHAM COUNTY
For Rezoning to R-1 Residential**

WHEREAS, the Chatham County Board of Commissioners has considered the request by Douglas Robertsto rezone approximately 1.21 acres, being all or a portion of Parcel No.74741, located at 577 Half Dollar Rd, Williams Township, from Conditional Use Compact Community to R-1 Residential to complete an equitable distribution of lands with family and be removed from under the Conditional Use Permit for Briar Chapel, and finds that the amendment is consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds that the uses set forth in the Application and incorporated herein by reference, if approved as requested pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning; and

WHEREAS, the Board finds the four (4) standards, as described below, from the Zoning Ordinance have been met as stated:

No. 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed, and reasons how the proposed amendment will correct the same. The applicant is not claiming any error in the Ordinance and therefore this is not applicable; and

No. 2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. The applicant states the property cannot be developed to the Compact Community standards, does not have access to county water, and no access to the wastewater treatment facility in Briar Chapel.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. This requests continues to carry out the intent and purpose of the Land Conservation and Development Plan by retaining its rural character; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. There are no other pending circumstances or claims that would adversely affect the rezoning of this property; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone all or a portion of the property described as Parcel No. 74741 and being approximately 1.21 acres as depicted on Attachment "A", located at 577 Half Dollar Rd, from Conditional Use Compact Community to R-1 Residential, Williams Township is approved and the zoning map is amended accordingly.

2. This ordinance shall become effective upon its adoption.

Adopted this 19th day of August 2013

Walter Petty, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, Deputy Clerk to the Board
Chatham County Board of Commissioners

ATTACHMENT "A"

Tax parcel number 74741, being all of approximately 1.21 acres, located at 577 Half Dollar Road, Williams Township.

