



COUNTY COMMISSIONERS

Walter Petty, *Chair*
Brian Bock, *Vice Chair*
Mike Cross
Pam Stewart
Jim Elza

COUNTY MANAGER

Charlie Horne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200 • Fax: (919) 542-8272

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Donald Jordan

WHEREAS, the Chatham County Board of Commissioners has considered the request by Donald Jordan to rezone approximately 1.5 acres out the existing 7.42 acres, being all or a portion of Parcel No.1478, located at 15 Pine Terrace, Baldwin Township, from Mobile Home District-Non-conforming (MHD-NC) to R-1 Residential to create and subdivide the 1.5 acres into a separate, independent lot, 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 “conditional” pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning under the conditions attached; 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 is requesting the zoning change to bring the lot he wishes to subdivide for a child into the proper zoning classification to complete the subdivision process.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. The use would be continued as residential, rural character.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. All factors have been previously stated and remain; and

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

1. The Application to rezone a portion of the property described as Parcel No. 1478 and being approximately 1.5 acres out of the 7.42 acre tract as depicted on Attachment "A", located at 15 Pine Terrace, from MHD-NC to R-1 Residential, Baldwin Township is approved and the zoning map is amended accordingly.

2. The following Conditions shall also be approved as part of this Ordinance approving the rezoning. They are:

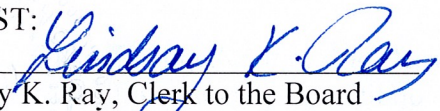
Because this is a general use rezoning request, there are no conditions to consider or request on this property. All development of the property shall follow the standards as required in the zoning ordinance and any other regulatory department or agency that may be involved in its development.

3. This ordinance shall become effective upon its adoption.

Adopted this 20th day of October 2014



Walter Petty, Chair
Chatham County Board of Commissioners

ATTEST: 

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

ATTACHMENT "A"

Tax Parcel No. 1478 being approximately 7.42 acres with only 1.5 acres to be subdivided for the modular home currently located on the property and to be zoned from MHD-NC to R-1 Residential located at 15 Pine Terrace, Baldwin Township.



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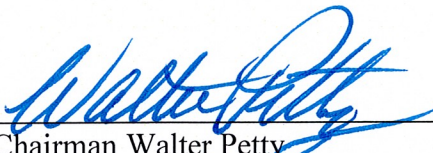
**RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR
THE APPROVAL OF**

Rezoning Request by Donald Jordan

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for Donald Jordan to rezone approximately 1.5 acres out of the 7.42 acre tract, Parcel No. 1478 (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan by maintaining the rural character and continuing the existing use on the tract being residential. This request is to allow a minor subdivision of the land for a child and;

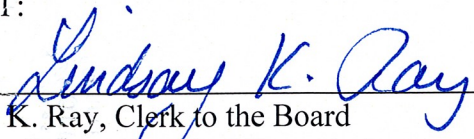
NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that the Amendment and presented documentation are found to be consistent with the county land use plan/s, and are determined to be reasonable and in the public interest.

Adopted this 20th day of October, 2014



Chairman Walter Petty
Chatham County Board of Commissioners

ATTEST:



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