



## Chatham County Planning Board Agenda Notes

Date: February 4, 2014

Agenda Item: VIII. 3.

Attachment #: 2

Subdivision

Conditional Use Permit

Rezoning Request

Other:

<b>Subject:</b>	Public hearing request by F Properties, LLC to rezone the remaining acreage being approximately 1 acre of the 1.77 acre tract, Parcel No. 11515, from R-1 Residential to B-1 Business, located off Old US 1.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	1. Application packet provided at the January 7, 2014 Planning Board meeting. 2. Zoning map

### **Introduction & Background**

A legislative public hearing was held January 21, 2014. Planning staff presented the request. There were no others signed up to speak.

In December 1990, the county completed the zoning process for the remainder of the Cape Fear Township south of US 1. The property in question received a partial zoning classification of B-1 Business with the remainder as residential. According to the recorded zoning map, there were other tracts that received the same type of zoning classification with no indication as to the reasons for not zoning the entire tracts. There is not a uniform distance off Old US 1 for the business zoning such as was done with the residential zoning on US 64, US 421, and the Pittsboro Moncure Rd in 2007.

### **Discussion & Analysis**

This is a general rezoning request. Section 19 of the Chatham County Zoning Ordinance sets the standard for which a general rezoning map amendment is to be processed.

In response to any alleged error in the Ordinance, if any, which may be remedied by this proposed amendment, the applicant is claiming none.

The changed or changing conditions, if any, in the area or in the County generally, which make the proposed amendment reasonably necessary for the promotion of the public health, safety, and general welfare. The applicants are able to utilize the entire tract for

business purposes which brings revenue in the form of a tax base increase and employment opportunities to the area. The applicant states the majority of the adjacent or adjoining properties along Old US 1 are also zoned B-1 Business and the entire tract is zoned that way, specifically parcel nos. 11447, 11318, 11449, 11319, 11321, and 11294 **(Attachment 2)**.

The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof would be in the promotion of the designated economic areas as noted on Page 34 of the Plan. The Moncure-Haywood area is specifically listed as an area that could take full advantage of the potential to industrial uses that would also encourage a range and variety of commercial enterprises to accommodate those uses. Page 32 states that these economic development centers should locate within the general areas shown on the map.

The promotion of economic growth, sustainable enterprise, employment opportunities, and tax revenue are also supporting factors to creating an entire business tract that can be used for business purposes.

### **Recommendation**

It is Planning staff recommendation to approve this general rezoning request. The Planning Board has up to three meetings in which to make a recommendation to the Board of Commissioners. If the Planning Board recommendation is to approve the general rezoning request, a recommendation for a Consistency Statement must also be provided. The proposed Consistency Statement is as follows:

It is the opinion of the Planning Board the request to rezone the remainder of Parcel No. 11515 from R-1 Residential to B-1 Business consistent with the front portion of the tract is consistent with the adopted land use plans and regulations of the County and therefore is approved as requested.

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.