



Established 1771

COUNTY COMMISSIONERS

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

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 Rezoning Remaining Acreage to B-1 Business District

WHEREAS, the Chatham County Board of Commissioners has considered the request by F Properties, LLC to rezone approximately 1 remaining acre out of the 1.77 tract acres, being all or a portion of Parcel No. 11515, located at Old US 1, Haw River Township, from R-1 Residential to B-1 Business to locate a potential business, 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 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 B Zoning Map) ; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. By rezoning the remainder of this tract so that it can be developed as originally anticipated, it will keep with 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.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. 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.; 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. 11515 and being approximately 1 acre of the remaining 1.77 acre tract as depicted on Attachment "A", located at Old US 1, from R-1 Residential to B-1 Business District, Haw River 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:

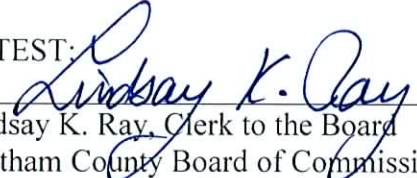
None

3. This ordinance shall become effective upon its adoption.

Adopted this 17th day of March 2014

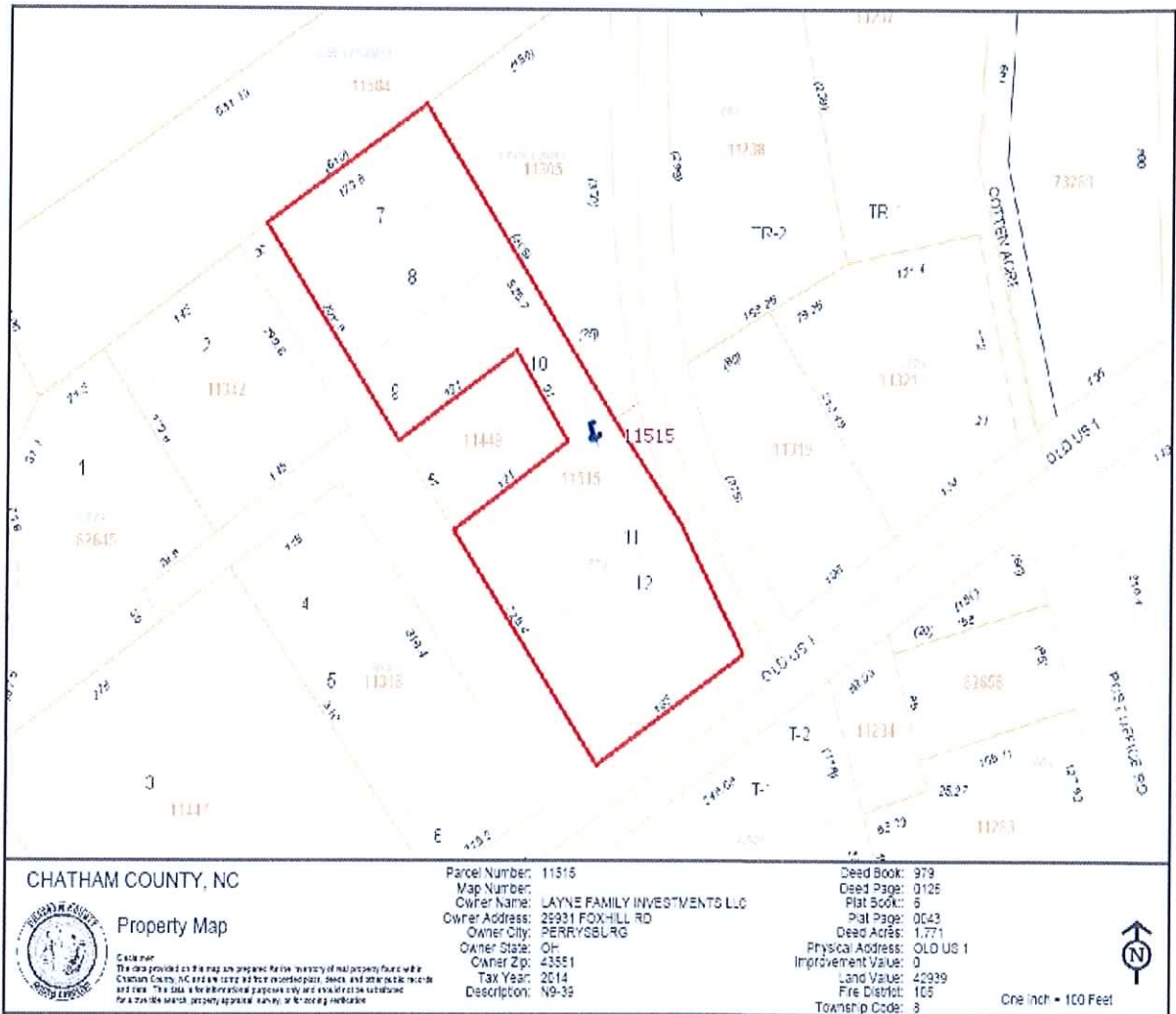

~~Walter Petty, Chair~~ BRIAN BOCK, VICE chair
Chatham County Board of Commissioners

ATTEST:


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

ATTACHMENT "A"

Tax Parcel No. 11515, 1 remaining acres to be zoned B-1 Business District so that entire tract is zoned B-1 Business, located off Old US 1., Haw River Township.





Established 1771

COUNTY COMMISSIONERS

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

COUNTY MANAGER

Charlie Horne

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

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

Rezoning Property to Business District

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for F Properties, LLC to rezone the remaining one (1) acre of the 1.77 acre tract known as Parcel No. 11515 (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan remaining consistent with the adopted land use plans and regulations of the County and therefore is approved as requested. 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 17th day of March, 2014



~~Chairman Walter Petty~~ **BRIAN BOCK, VICE-CHAIR**
Chatham County Board of Commissioners

ATTEST:



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