



**COUNTY COMMISSIONERS**

James Crawford, *Chair*  
Mike Cross, *Vice Chair*  
Karen Howard  
Diana Hales  
Walter Petty

**COUNTY MANAGER**

Charlie Horne

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

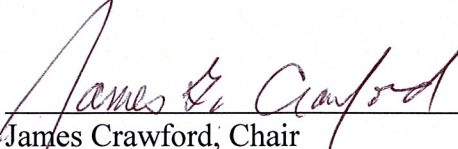
**RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR  
THE APPROVAL OF**

Rezoning Property to CD-NB District

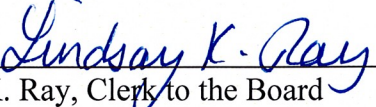
**WHEREAS**, the Chatham County Board of Commissioners has reviewed the application for Kevin Davis to rezone approximately 11.587 acres known as Parcel No. 11441 to Conditional District Neighborhood Business (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan by providing adequate information for the protection of ground and surface water, by the minimal amount of disturbance needed to develop the project, keeping impervious surface below the allowed percentage, further encouraging travel and tourism to the county; and therefore is recommended for approval 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 20 day of January, 2015

  
James Crawford, Chair  
Chatham County Board of Commissioners

ATTEST:

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





Established 1771

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## **AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY**

**For** Rezoning to Conditional District Neighborhood Business on behalf of Kevin Davis

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Kevin Davis to rezone approximately 11.587 acres, being all or a portion of Parcel No.11441, located at 8169 Moncure Pittsboro Road, Haw River Township, from R-1 Residential to CD-NB Conditional District Neighborhood Business to develop a campground with accessory uses, boat and RV storage, 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

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. Due in part to the potential growth industrial uses in Moncure, as well as the increase in traveling, temporary workers at local jobsites and Jordan Lake Dam, the applicant finds this facility to meet a convenient, comfortable, and aesthetically pleasing contribution to the area for temporary housing. By allowing on-site boat and RV storage, travelers will be able to keep their recreational equipment near their lodging area, as well as be conveniently located to the lake’s access areas keeping traffic off main roads as much as possible.; 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 project will make a prudent, conservative use of the land. No large scale clearing of trees, utilizing as much of the rural character in order to preserve it, and protection of the viewshed from the main traveled roadway, makes this an ideal development for the area. The project will strive to protect surface and ground water by installing a pond, utilizing the county water system, and implementing a septic system for use with the temporary lodging as well as the applicant's permanent residence to be phased in at a later date.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The applicant anticipates the uses proposed for this property will help stimulate the local economy, specifically convenience stores and gas stations. He also plans to provide a small provisions store on-site specifically for RVs campers and boaters. This project can develop up to 36% impervious surface. Impervious surface includes rock, gravel, concrete, asphalt, and anything under roof. The proposed development is projected to develop 23.92% of impervious surface. This helps to better protect surface and groundwater for the area. ; 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. 11441 and being approximately 11.587 acres as depicted on Attachment "A", located at 8169 Moncure Pittsboro Road, from R-1 Residential to CD-NB Conditional District Neighborhood Business, 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:

**Site Specific Conditions**

1. The recommendations of the Chatham County Appearance Commission shall be followed as recommended and agreed upon. Required plantings shall be installed by the next optimal planting season prior to the completion of Phase One.

**Standard Site Conditions**

2. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
3. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Stormwater Management, Building Inspections,

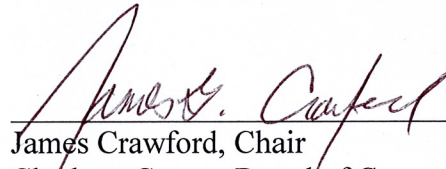
Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

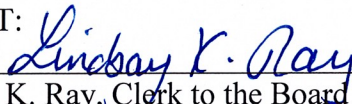
4. Phase One for RV camp sites shall be completed within two years of the date of this approval unless other approval/s has been given for an extension, or this approval becomes null and void.

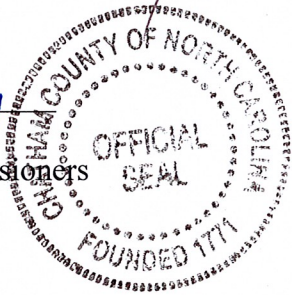
**Standard Administrative Conditions:**

5. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
  6. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
  7. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
  8. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.
3. This ordinance shall become effective upon its adoption.

Adopted this 20th day of January 2015

  
James Crawford, Chair  
Chatham County Board of Commissioners

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



# ATTACHMENT "A"

Tax Parcel No. 11441, 1.587 acres to be zoned CD-NB Conditional District Neighborhood Business, located at 8169 Moncure Pittsboro Road, Haw River Township.

