



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 Light Industrial District

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for Rocky River Rental LLC to rezone approximately 60 acres out of the 202 acre tract known as Parcel No. 5213 (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan by reinforcing that the Moncure-Haywood area is shown as a designated Economic Development Center, specifically for its industrial potential along with access to transportation and infrastructure. Areas currently zoned for such uses to locate are not readily available as encouraged by the Plan. and;

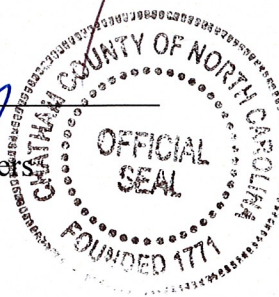
NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that the Amendment and presented documentation are found to be consistent with the county land use plan/s, and are determined to be reasonable and in the public interest.

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





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AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Rezoning to Light Industrial

WHEREAS, the Chatham County Board of Commissioners has considered the request by Rocky River Rental, LLC to rezone approximately 60 acres out of the 202 acres, being all or a portion of Parcel No.5213, located at / on the south side of US 1 off Pea Ridge Road, Cape Fear Township, from R-1 Residential to IL- Light Industrial to prepare for future industrial business development, 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 rezoning request set forth in the Application and incorporated herein by reference, if approved as 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. This portion of the split tract being considered for the rezoning is a long narrow section that fronts 4200 feet of US 1. Residential use would not be suitable for this location due to constant highway noise and close proximity to the interchanges. The applicant believes the use of this parcel would greatly benefit the County by putting an active and productive use of light manufacturing into place which will bring jobs, economic stimulation for the area businesses, and opportunities for other small scale light industrial operations to locate.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. To reinforce that the Moncure-

Haywood area is shown as a designated Economic Development Center, specifically for its industrial potential along with access to transportation and infrastructure. Areas currently zoned for such uses to locate are not readily available as encouraged by the Plan.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Transportation is important to that balanced growth. US 1 has a major impact on the character of this parcel guiding more towards commercial/industrial uses. Balanced growth also means creating a diversified workforce to bring jobs and tax revenue into the County; and

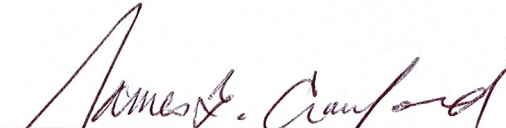
BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone a portion of the property described as Parcel No. 5213 and being approximately 60 acres as depicted on Attachment "A", located at/on the south side of US 1 off Pea Ridge Road, from R-1 Residential to IL Light Industrial, Cape Fear 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:

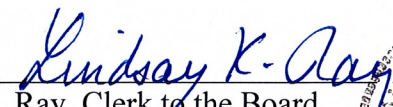
No additional conditions applied for general use rezoning. All development must follow the standards of the Zoning Ordinance and all other regulatory department requirements.

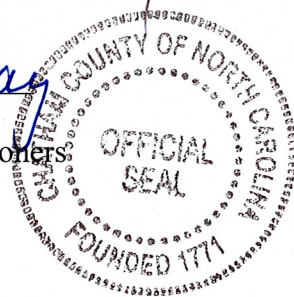
3. This ordinance shall become effective upon its adoption.

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



ATTACHMENT "A"

Tax Parcel No. 5213, approximately 60 acres out the 202 acre tract to be zoned IL Light Industrial, located on the south side of US 1 off Pea Ridge Road, Cape Fear Township. Area rezoned is highlighted in the yellow triangle bordered by green line below:

