



COUNTY COMMISSIONERS

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

COUNTY MANAGER: Renee Paschal

Established 1771

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

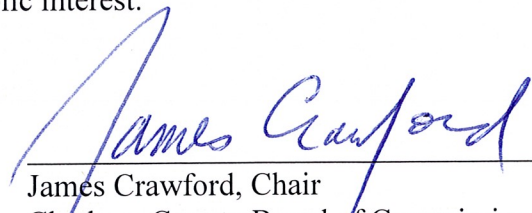
**RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR THE APPROVAL
OF**

Rezoning Property to Neighborhood Business

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for Par 5 Development Group LLC to rezone approximately 14.23 acres known as Parcel No. 78290 (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 commercial potential along with access to transportation and infrastructure. and;

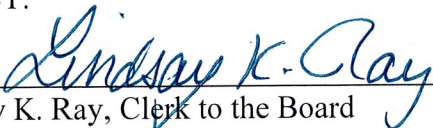
NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that the Amendment and presented documentation are found to be consistent with the county land use plan/s, and are determined to be reasonable and in the public interest.

Adopted this 14 day of December, 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 NB Neighborhood Business

WHEREAS, the Chatham County Board of Commissioners has considered the request by Par 5 Development Group, LLC to rezone approximately 14.23 acres, being all or a portion of Parcel No.78290, located at 7733 Moncure Pittsboro Road, Haw River Township, from R-1 Residential to NB-Neighborhood Business to develop the site for commercial purposes, 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. No errors are being claimed by the applicant or the landowner; 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 area has been viewed as potential for commercial and business use for many years. The northern property adjacent to this tract has been zoned B-1 Business since 2009, but has not been developed. This property is located within approximately 300 feet of the interchange with US 1, which is a controlled access four-lane highway. ; 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 designated as an Economic Development Center as shown on page 34. The applicant also worked with the Economic Development Corporation to obtain a marketing report where they focused on a five mile radius that showed a retail gap of \$19,086,000.00 in this area. There are currently four convenience stores in the area with estimated sales of \$2,610,000.00. Protecting environmental resources, rural character, and groundwater resources can be met, as outlined in the Land Conservation and Development Plan, due to the 5.12 acre limitation of impervious surface.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Connection to the county water system will be available. The property is located within the WSIV-Protected Area watershed district which will allow up to 36% of developed, impervious surface. Therefore, out of the 14.23 acres, approximately 5.12 acres can be impervious surface. The landowner will have the option to create non-residential subdivisions of land as may be needed for individual tenants.; and



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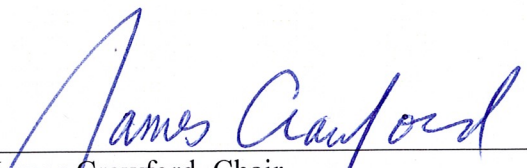
COUNTY MANAGER: Renee Paschal

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. 78290 and being approximately 14.23 as depicted on Attachment "A", located at 7733 Moncure Pittsboro Road, from R-1 Residential to NB - 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:

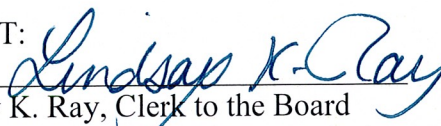
No additional conditions applied for general use rezoning. All development must follow the standards of the Zoning Ordinance and all other regulatory department requirements.
3. This ordinance shall become effective upon its adoption.

Adopted this 14 day of December 2015

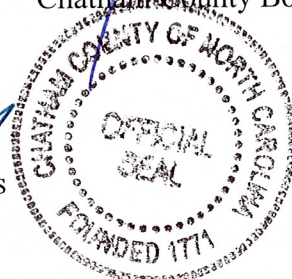


 James Crawford, Chair
 Chatham County Board of Commissioners

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ATTACHMENT "A"

Parcel No. 78290 located at 7733 Moncure Pittsboro Road, Haw River Township, being all of 14.23 acres is hereby rezoned from R-1 Residential to NB- Neighborhood Business.

