

**COUNTY COMMISSIONERS**

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

COUNTY MANAGER

Renee Paschal

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 Residential (R-1)

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for Jason Rivenbark to rezone approximately 5.63 acres out of the 11.49 acre tract of Parcel No 83841 and 0.26 acres out of the 5.88 acre tract of Parcel No. 83271 (the "Amendment") and finds that the same is consistent with the Chatham County Land Use Plan by preserving both the form and function of rural character" by creating "residential development patterns that retain the form of "ruralness" through large lot zoning, open space subdivisions, village clusters, or other design approaches." 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 20th day of June, 2016

James G. Crawford, Chairman
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 Jason Rivenbark

WHEREAS, the Chatham County Board of Commissioners has considered the request by Jason Rivenbark to rezone approximately 5.63 acres out of the 11.49 acre tract of Parcel No 83841 and 0.26 acres out of the 5.88 acre tract of Parcel No. 83271, located on Pea Ridge Road, Haw River Township, from CD-NB to R-1 Residential, 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 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 applicant claims that no change will happen to the parcels with the approval of this general rezoning map amendment. The portion of the parcel currently zoned CD-NB was specifically created to allow for the construction of a small boat storage facility, which never took place. All parcels within a 1 mile radius of the parcels are currently zoned R-1, with the exception of a church, mobile home park, and a bed and breakfast. This parcel, and all of those surrounding it, have historically been zoned R-1 and/or have traditionally been used as residential properties; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. The area is historically residential

(specifically R-1). All nine adjacent or adjoining parcels to this property are currently zoned R-1. Furthermore, the parcels upon which this current CD-NB zoning exists is already nearly 50% zoned R-1; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. A coalition of four adjoining or adjacent property owners initiated this rezoning application with the express desire to remove the CD-NB zoning from this particular property; and

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

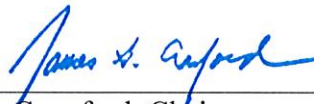
1. The Application to rezone 5.63 acres out of the 11.49 acre tract of Parcel No 83841 and 0.26 acres out of the 5.88 acre tract of Parcel No. 83271 as depicted on Attachment "A", located at/on Pea Ridge Road, from CD-NB to R-1 Residential, Haw River Township is approved and the zoning map is amended accordingly.

2. The following Conditions shall also be approved as part of this Ordinance approving the rezoning. They are:

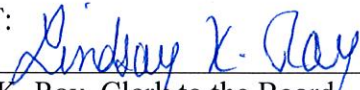
None

3. This ordinance shall become effective upon its adoption.

Adopted this 20th day of June 2016



James G. Crawford, Chairman
Chatham County Board of Commissioners

ATTEST: 

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



ATTACHMENT "A"

Tax Parcels No. 83841 and No. 83271 being a portion of approximately six (6) acres out of the acreage totaling approximately 17.37 acres, to be zoned R-1 Residential, located at/on Pea Ridge Road, Haw River Township.

