



CHATHAM COUNTY COMMISSIONERS

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COUNTY MANAGER

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Resolution of the Chatham County Board of Commissioners

A RESOLUTION DENYING AN AMENDMENT TO THE ZONING ORDINANCE OF CHATHAM COUNTY

For Walt Lewis dba The Extra Garage IV

WHEREAS, the Chatham County Board of Commissioners has considered the request by Walt Lewis dba The Extra Garage IV to rezone approximately 16.55 and 4 acres, being all or a portion of Parcel No.88772 and 17696, located at 896 Beaver Creek Road and 1083 Beaver Creek Road, New Hope Township, from R-1 Residential to Conditional District Neighborhood Business for Boat and Recreational Vehicle Storage, and finds that the amendment is not 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 would not 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 not all 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 were alleged. 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 provided information detailing the need for more storage facilities closer to Jordan Lake in the promotion of travel and tourism stating all current facilities are at occupancy and waiting lists for more. Also noted was the continued growth and development in the triangle area that utilizes the lake area and;

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Although the applicant stated that the promotion of recreational uses is a key objective in the Land Conservation and Development Plan, there were concerns about the size of the facility, the amount of impervious surface and ground water

protections that may be compromised with its development. Concerns about maintaining property values for the residential properties was noted for an area that has historically been residential and agriculturally zoned and;

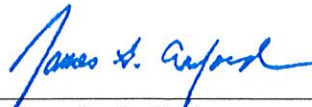
No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. There were several area residents that spoke in opposition to the development citing decrease in property values, issues with impervious surface limits, traffic, and lighting. and;

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Although the applicant did provide an internal access type structure, landscape buffering, minimal lighting, and other design standards as noted in the application, these were not significant enough to remove the concerns of the citizens and the Planning Board and;

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

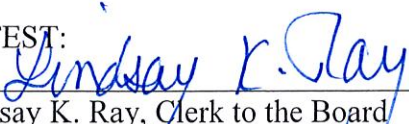
1. The Application to rezone all or a portion as indicated of the property described as Parcel No. 88772 and 17696 and being approximately 20.55 acres collectively, located at 896 and 1083 Beaver Creek Road, from R-1 Residential to Conditional District Neighborhood Business, New Hope Township is not approved and the zoning map is not amended.
2. This resolution shall become effective upon its adoption.

Adopted this 19th day of September, 2016



James Crawford, Chair
Chatham County Board of Commissioners

ATTEST:



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

