



Established 1771

CHATHAM COUNTY COMMISSIONERS

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

COUNTY MANAGER

Dan LaMontagne

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Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Multiple General Use Rezoning

WHEREAS, the Chatham County Board of Commissioners has considered a request by the Chatham County Board of Commissioners to rezone parcels as described in Attachments “A” and “B”, and finds that the amendment is consistent with the comprehensive plan of Chatham County, Plan Chatham, as described in the Consistency Statement Resolution; 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 explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same. No such error is alleged in this application; 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 proposed amendment supports the diversification of the tax base and generation of more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. This request supports Land Use Policy #7, Strategy 7.2 which encourages support for “rezonings for businesses uses or properties made non-conforming by the extension of zoning in 2016”; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. None are offered by the applicant; and

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

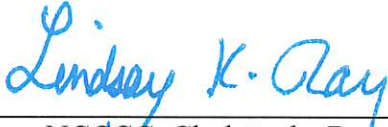
1. The Application by the Chatham County Board of Commissioners to rezone parcels as described in Attachments "A" and "B" is approved and the zoning map is amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted, this the 22 day of January, 2019.



Mike Dasher, Chairman
Chatham County Board of Commissioners

ATTEST:



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



Attachment "A"

AKPAR	Acres	Physical Address	Current Zoning District	Requested Zoning District
5012	0.06	16 Bonlee Bennett Rd	R1	Neighborhood Business
60290	0.03	12 Bonlee Bennett Rd	R1	Neighborhood Business
5013	0.04	30 Bonlee Bennett Rd	R1	Neighborhood Business
5027	0.03	28 Bonlee Bennett Rd	R1	Neighborhood Business
4983	0.04	14 Bonlee Bennett Rd	R1	Neighborhood Business
4767	0	18 Bonlee Bennett Rd	R1	Neighborhood Business
10540	5	377 White Smith Rd	R1	Heavy Industrial
4786	0.54	4130 Old US 421 S	R1	Light Industrial
3561	1.64	29 Lewis Brown Rd	R1	Neighborhood Business
686	1	6788 Siler City Snow Camp Rd	R1	Neighborhood Business
687	1.09	6790 Siler City Snow Camp Rd	R1	Neighborhood Business
60279	10.2	1815 Mays Chapel Rd	R1	Regional Business

Attachment "B"

