



CHATHAM 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

Resolution of the Chatham County Board of Commissioners

ADOPTING A CONSISTENCY STATEMENT FOR THE APPROVAL OF

General Use Rezoning to IH Heavy Industrial

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for the Chatham County Board of Commissioners to rezone all or a portion of parcels 11005, 79836, 85078, 85079, 11026, 10992, 11014 and 11023 owned by Minnesota Mining & Mfg (3M), containing approximately 1,670 acres and located at 4191 NC 87 S; parcels 9691, 83936 and 9257 owned by Martin Marietta, containing approximately 179 acres and located on St Luke Church Road; and parcels 10156 and 67072 owned by General Shale Inc and Cherokee Sanford Group LLC, containing approximately 382 acres and located on Rosser Road (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan; and

WHEREAS, in addition, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because the Land Conservation and Development Plan includes the "Continuation of current activities will be supported in existing industrial and commercial areas (p 27). The plan also identifies eight economic center locations that include the Moncure-Haywood and Goldston-Gulf areas.";

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

Adopted, this the 20th day of March, 2017

James G. Crawford, Chairman
Chatham County Board of Commissioners

ATTEST:

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





CHATHAM 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

Ordinance of the Chatham County Board of Commissioners

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF CHATHAM COUNTY**

For General Rezoning from R-1 Residential to IH Heavy Industrial

WHEREAS, the Chatham County Board of Commissioners has considered the request by the Chatham County Board of Commissioners to rezone approximately 2,231 acres, being all or a portion of parcels 11005, 79836, 85078, 85079, 11026, 10992, 11014 and 11023 owned by Minnesota Mining & Mfg (3M), containing approximately 1,670 acres and located at 4191 NC 87 S; parcels 9691, 83936 and 9257 owned by Martin Marietta, containing approximately 179 acres and located on St Luke Church Road; and parcels 10156 and 67072 owned by General Shale Inc and Cherokee Sanford Group LLC, containing approximately 382 acres and located on Rosser Road, from R-1 Residential to IH Heavy Industrial to utilize the property for existing approved uses, 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 with this request; 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 heavy industrial zoning district is appropriate for the types of uses currently in operation or approved for the previously listed properties that include mining and rock crushing. There are ordinances and regulations in place

to protect the public health, safety and general welfare including the Watershed Protection Ordinance and Flood Damage Prevention Ordinance, as well as regulations enforced by the NC Department of Environmental Quality Mining Program. Any future uses on these properties that were not in operation prior to adoption of zoning are subject to the provisions of the Zoning Ordinance.; 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 *Land Conservation and Development Plan* includes the "Continuation of current activities will be supported in existing industrial and commercial areas (p 27)." The plan also identifies eight economic center locations that include the Moncure-Haywood and Goldston-Gulf areas; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The Board of Commissioners adopted R1 and R5, Residential zoning, on August 15, 2016 that applies to approximately 388 square miles of the county that was unzoned. The listed properties were included in this zoning action and the uses occurring on the properties were made non-conforming. After the adoption of zoning the Board agreed to initiate the process to rezone these properties to match the uses that were either in operation or approved for the sites.; 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 all or a portion of parcels 11005, 79836, 85078, 85079, 11026, 10992, 11014 and 11023 owned by Minnesota Mining & Mfg (3M), containing approximately 1,670 acres and located at 4191 NC 87 S; parcels 9691, 83936 and 9257 owned by Martin Marietta, containing approximately 179 acres and located on St Luke Church Road; and parcels 10156 and 67072 owned by General Shale Inc and Cherokee Sanford Group LLC, containing approximately 382 acres and located on Rosser Road as depicted on Attachment "A", from R-1 Residential to IH Heavy Industrial is approved and the zoning map is amended accordingly.

2. This ordinance shall become effective upon its adoption.

Adopted this 20th day of March, 2017

James Crawford, Chair
Chatham County Board of Commissioners

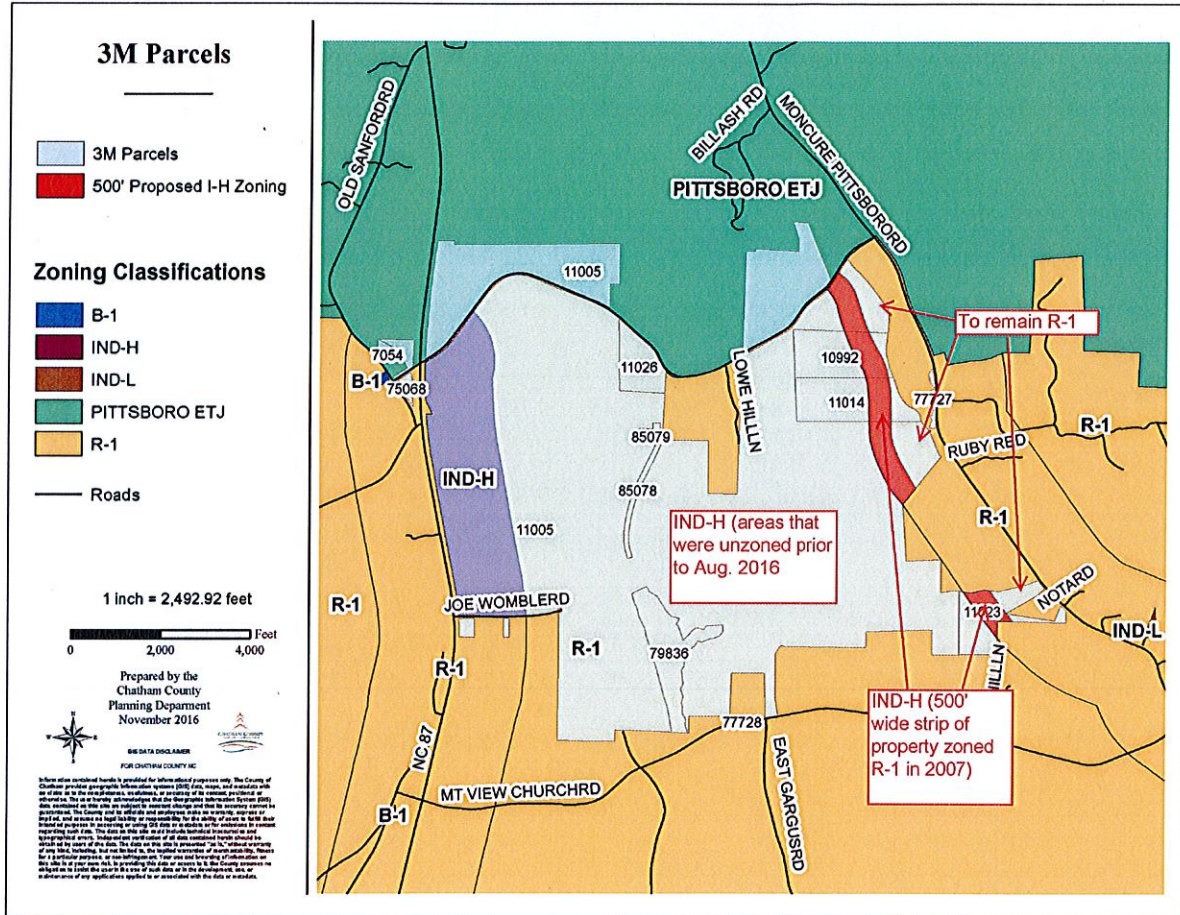
ATTEST:

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



ATTACHMENT "A"

All or a portion of parcels 11005, 79836, 85078, 85079, 11026, 10992, 11014 and 11023 owned by Minnesota Mining & Mfg (3M), containing approximately 1,670 acres and located at 4191 NC 87 S; parcels 9691, 83936 and 9257 owned by Martin Marietta, containing approximately 179 acres and located on St Luke Church Road; and parcels 10156 and 67072 owned by General Shale Inc and Cherokee Sanford Group LLC, containing approximately 382 acres and located on Rosser Road, from R-1 Residential to IH Heavy Industrial.

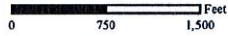


Martin Marietta Parcels

- Roads
- Martin Marietta Parcels
- Zoning Classifications**
- R-1
- B-1
- IND-H
- IND-L

Unhatched Area: Local Watershed
 Hatched Area: WS-IV PA Watershed

1 inch = 892.11 feet

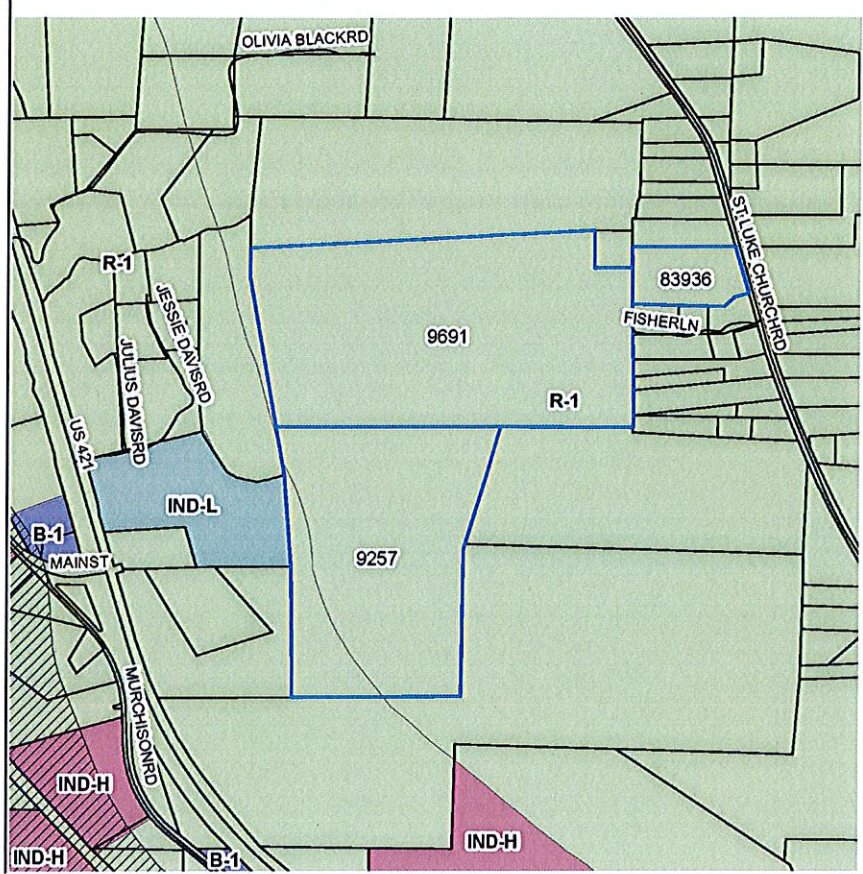


Prepared by the
 Chatham County
 Planning Department
 January 2017



IN BY A CERTAIN
 FOR QUANTUM COUNTY INC

This information is provided as a public service by the County of Chatham and does not constitute a warranty, representation, or guarantee of any kind, either in fact or in law. The information is provided for informational purposes only and should not be used as a basis for any legal action. The County of Chatham is not responsible for any errors or omissions in this information. The County of Chatham is not responsible for any actions taken based on this information. The County of Chatham is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information. The County of Chatham is not responsible for any actions taken based on this information. The County of Chatham is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information.



General Shale Parcels

- Roads
 - General Shale Parcels
- Zoning Classifications**
- R-1
 - R-5

Note: R-5 corresponds to R.C. watershed
All other areas are local watershed

1 inch = 2,000 feet



Prepared by the
Chatham County
Planning Department
January 2017

GIS DATA DISCLAIMER
FOR CHATHAM COUNTY, GA

Map information is provided for informational purposes only. The County of Chatham does not warrant the accuracy or completeness of any information shown on this map, including, but not limited to, parcel boundaries, zoning designations, or other data. The County of Chatham does not assume any liability for any errors or omissions in this map. The County of Chatham does not assume any liability for any damages, including consequential damages, arising from the use of this map. The County of Chatham does not assume any liability for any damages, including consequential damages, arising from the use of this map. The County of Chatham does not assume any liability for any damages, including consequential damages, arising from the use of this map. The County of Chatham does not assume any liability for any damages, including consequential damages, arising from the use of this map.

