



CHATHAM COUNTY COMMISSIONERS

Jim Crawford, Chairman
Diana Hales, Vice Chair
Mike Dasher
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 NB Neighborhood Business

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for the Chatham County Alcoholic Beverage Control Board to rezone Parcels 11417 being approximately 0.957 acres, located on the Moncure Pittsboro Road, from R-5 and R-1 Residential to NB Neighborhood Business (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 Plan seeks to support the creation of Economic Development Centers in the Moncure-Haywood area and further supports efforts in the protection of surface and ground waters by limiting the amount of impervious surface allowed on the properties;

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 17 day of April, 2017

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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Ordinance of the Chatham County Board of Commissioners

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

For General Rezoning from R-5 and R-1 Residential to NB Neighborhood Business

WHEREAS, the Chatham County Board of Commissioners has considered the request by the Chatham County Alcoholic Beverage Control Board to rezone approximately 0.957 acres, being all or a portion of Parcel No.11417, located at or on the Moncure Pittsboro Road, Haw River Township, from R-5 and R-1 Residential to NB Neighborhood Business to utilize the property for future development, 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. There are currently five other parcels in this immediate area that have received non-residential rezoning approvals that include B-1, Business and NB, Neighborhood Business. Because the area in which this property is located has been viewed as having potential for business use, as noted in the Land Use Development Plan, properties have been rezoned to business classifications.; 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 adopted Land Conservation and

Development Plan encourages the creation of Economic Development Centers. The Moncure-Haywood area is specifically noted as a location to build on access to highways and existing industry, and commercial uses. This property is adjacent to the property that was rezoned to Neighborhood Business in October 2016 and that fronts on US 1, and has access to the county water system. The property is also located within the RCSA (River Corridor Special Area) watershed district and is limited to 36% impervious surface without the use of curb and gutter. The RCSA district does allow for up to 50% impervious surface with approval of a special non-residential intensity allocation (SNIA). Although the properties are located within 2,500 feet of a major river, this is a less restrictive than RC (River Corridor). As a result, there are fewer limitations on the types of non-residential uses allowed than are listed in River Corridor district. The impervious surface limitations aid in the protection of water resources and environmental protection.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Neighborhood Business is the least intensive business district provided in the Zoning Ordinance and the RCSA watershed district also allows more flexibility than River Corridor. The use also continues the promotion of expanding businesses in the Moncure-Haywood area, as provided in the Land Conservation and Development Plan; and

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

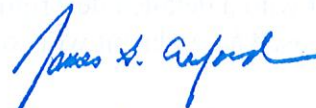
1. The Application to rezone a portion of the property described as Parcel No. 11417 and being approximately 0.957 as depicted on Attachment "A", located at or on the Moncure Pittsboro Road, from R-5 and R-1 Residential to NB Neighborhood Business, Haw River Township is approved and the zoning map is amended accordingly.

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

None. The standards of the various development ordinances shall be complied with.

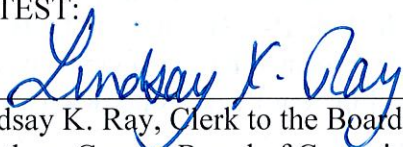
3. This ordinance shall become effective upon its adoption.

Adopted this 17 day of April, 2017

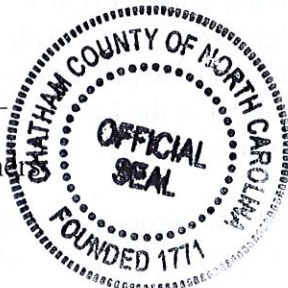


James Crawford, Chair
Chatham County Board of Commissioners

ATTEST:



Lindsay K. Ray, Clerk to the Board
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ATTACHMENT "A"

Tax parcel numbers 11417 being approximately 0.957 acres, located on the Moncure Pittsboro Road, Haw River Township



