



Established 1771

CHATHAM COUNTY COMMISSIONERS

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

COUNTY MANAGER

Renee Paschal

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Ordinance of the Chatham County Board of Commissioners

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

For Russ Anderson

WHEREAS, the Chatham County Board of Commissioners has considered the request by Russ Anderson to rezone approximately 10 acres, being all or a portion of Parcel No.92203, located at 414 New Elam Church Road, Cape Fear Township, from R-1 Residential to Light Industrial to located his proposed boat and rv storage lot and be open to other uses allowed by the district, 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. The applicant is claiming no error in the ordinance; 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 new Chatham County Growth Plan identifies this area as future employment for business growth. The applicant thinks that because this property fronts on the US 1 Highway it would be less desirable for residential development.

The newly adopted Comprehensive Land Use Plan identifies this area as suitable as an employment center, which are intended for job generating uses and include a mix of use types. Some of the supporting factors are proximity to existing industrial land uses, and a four lane controlled access highway. The Moncure-Haywood area has historically been an industrial supporting area for the county and is specifically noted in the current Land Conservation and Development Plan.

County water is not yet available from Pea Ridge Road to this site. However, it is located further north on New Elam Church Road and across US 1 on the southern portion of New Elam Church Road. There are six residences, cell tower site, and a church between this property and Old US 1. ; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. This area has existing industrial and business zoned due to its proximity to US 1 and Old US 1. Within ¼ mile conditional use light industrial already exists and within three miles several large industrial operations remain active. They include Triangle Brick, Elkins Saw Mill, McGill Environmental and various parcels that are already zoned heavy industrial.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Approximately four acres are initially proposed to be developed out of the 10.233 acre tract. The WSIV-PA watershed designation allows for up to 36% built upon area, which would apply to this site unless a density transfer were requested and approved. This requires that a majority of the property remain undeveloped. Off street parking requirements will have to be met based on the proposed use, signage will have to conform to the regulations set out in the Chatham County Zoning Ordinance, and the zoning and current uses in the surrounding area lend support to continued industrial use. Additionally, noise associated with traffic on US 1 make this property less desirable for residential use; and

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

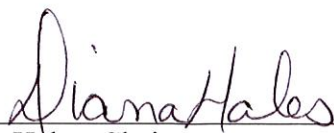
1. The Application to rezone a portion of the property described as Parcel No. 92203 and being approximately 10 acres as depicted on Attachment “A”, located at 414 New Elam Church Road, from R-1 Residential to Light Industrial, Cape Fear Township is approved and the zoning map is amended accordingly.

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

None

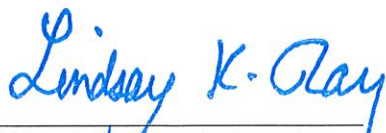
3. This ordinance shall become effective upon its adoption.

Adopted this 18th day of December, 2017



Diana Hales, Chair
Chatham County Board of Commissioners

ATTEST:



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



ATTACHMENT "A"

Tax Parcel 92203, approximately 10 acres, 414 New Elam Church Road, Cape Fear Township zoned Light Industrial

