



CHATHAM COUNTY COMMISSIONERS

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

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 Attachment "A", and finds that the amendment is consistent with the comprehensive plan of Chatham County, Plan Chatham, and finds that the same is reasonable and public interests are furthered; and

WHEREAS, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because the request is consistent with the comprehensive plan of Chatham County, Plan Chatham, by supporting 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. Specifically, 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."

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

Adopted this 18th day of June 2018

Diana Hales, Chair
Chatham County Board of Commissioners

ATTEST:

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



Attachment "A"

Attachment "A"

AKPAR	Acres to be Rezoned	Physical Address	Requested Zoning District
689	0.64	6749 SILER CITY SNOW CAMP RD	RB
857	7.82	2701 MOON LINDLEY RD	O & I
942	0.67	1953 SILK HOPE LIBERTY RD	NB
1122	1	3636 SILK HOPE RD	NB
3171	0.33	3920 CHATHAM ST	NB
3878	1.72	7485 AIRPORT RD	IL
4020	0.917	9888 SILER CITY GLENDON RD	IL
4031	2.6	9944 SILER CITY GLENDON RD	NB
4056	9.815	20444 NC HWY 902	IL
4162	0.6	19960 NC HWY 902	IL
4349	7.04	6828 SILER CITY GLENDON RD	RB
5044	1.1	95 BONLEE BENNETT RD	IL
5049	2	5256 OLD US 421 S	NB
8416	1.95	BONLEE CARBONTON RD	NB
9953	6	6057 PITTSBORO GOLDSTON RD	NB
10264	5.2	3734 PITTSBORO GOLDSTON RD	IL
10725	13.49	4335 SILK HOPE GUM SPRINGS RD	IH
10733	1.25	SILK HOPE GUM SPRINGS RD	IH
10734	23.75	SILK HOPE GUM SPRINGS RD	IH
10747	9.2	2725 SILK HOPE GUM SPRINGS RD	IL
12520	27	DEWITT SMITH RD	IL
60333	11.34	205 HANNER TOWN RD	IL
60350	2.47	20500 NC HWY 902	IL
60375	0.76	3948 CHATHAM ST	O & I
61754	0.371	3828 CHATHAM ST	NB
61757	0.03	3920 CHATHAM ST	NB
62895	5	420 ARCHIE JOHNSON RD	NB
63825	0.995	174 MERRITT BROOKS RD	NB
68795	0.3	OLD US 421 S	NB
69684	27.336	300 SOUTHWIND RD	RB
71669	1	1699 HOYTE SCOTT RD	IL
72109	16.25	9931 SILER CITY GLENDON RD	RB
72585	15.38	1844 CAMPBELL RD	IH
72606	19.023001	1789 HOYTE SCOTT RD	IL
75183	1.3	3115 RIVES CHAPEL CHURCH RD	NB
75237	2.04	7455 AIRPORT RD	IL

75248	0.01	CHATHAM ST	NB
75249	0.24	BENNETT SILER CITY RD	NB
75798	2	21 SILK HOPE LINDLEY MILL RD	NB
75958	2.24	95 BONLEE BENNETT RD	IL
75968	1.04	1565 B GULF RD	O & I
76746	4.36	751 S CHURCH ST	IH
82155	0.574	NC HWY 902	IL
82231	1.43	3621 SILK HOPE RD	NB
82377	0.038	BONLEE BENNETT RD	IL
90401	10.3	751 S CHURCH ST	IH
90716	0.23	NC 902 HWY	RB



Established 1771

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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 18th day of June 2018

Diana Hales

Diana Hales, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray

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



ATTACHMENT "A"

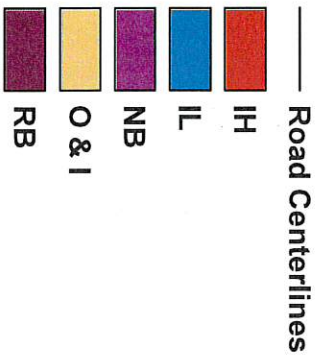
Attachment "A"

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90401	10.3	751 S CHURCH ST	IH
90716	0.23	NC 902 HWY	RB

47 Business Rezoning Attachment 'B' Map 1 of 9

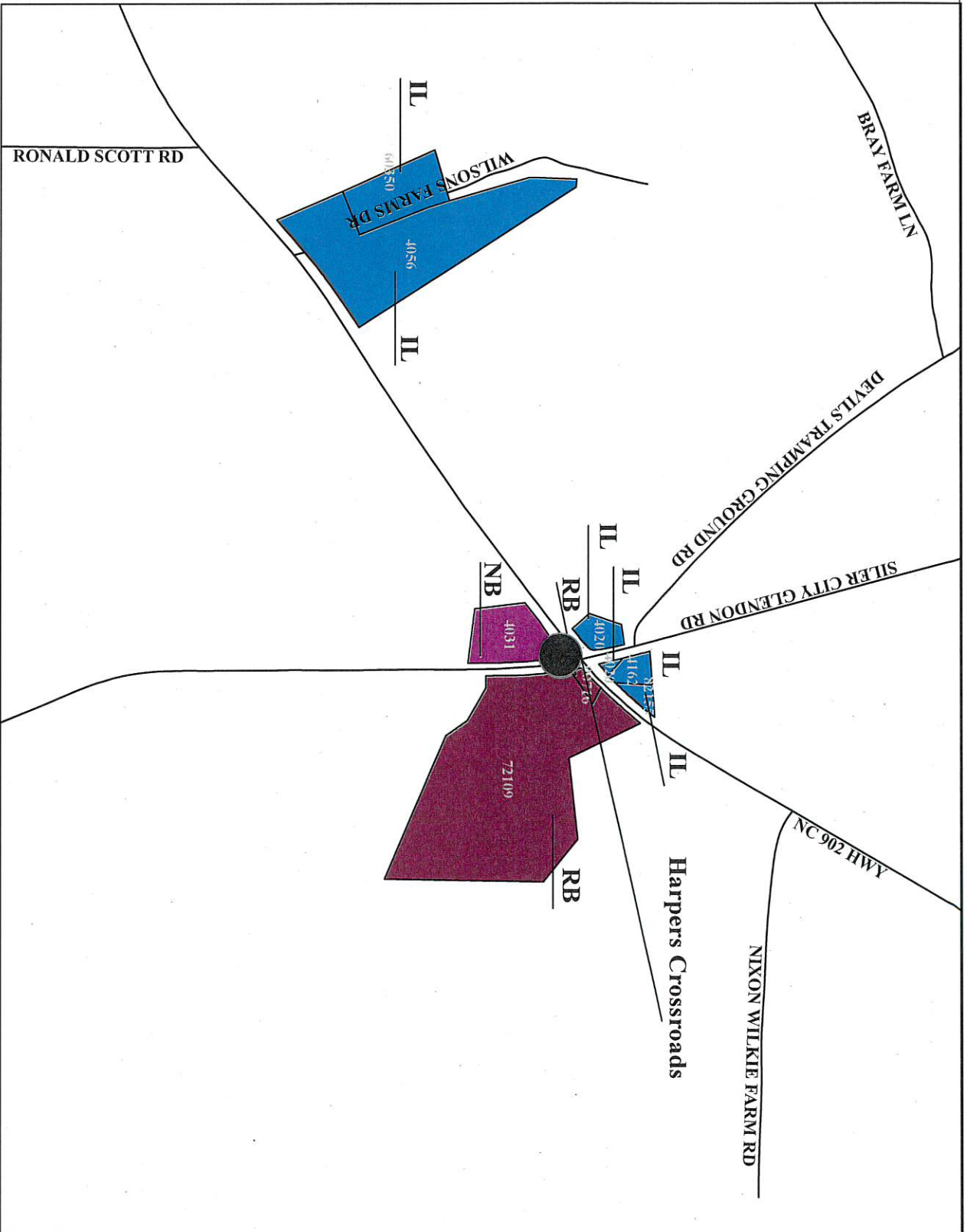
Approved Zoning District



Prepared by the
Chatham County
Planning Department
June 2018

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47 Business Rezoning Attachment 'B' Map 2 of 9

Approved Zoning District

- Road Centerlines
- IH
- IL
- NB
- O & I
- RB



Prepared by the
Chatham County
Planning Department
June 2018

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47 Business Rezoning Attachment 'B' Map 3 of 9

Approved Zoning District

— Road Centerlines

- IH
- IL
- NB
- O & I
- RB

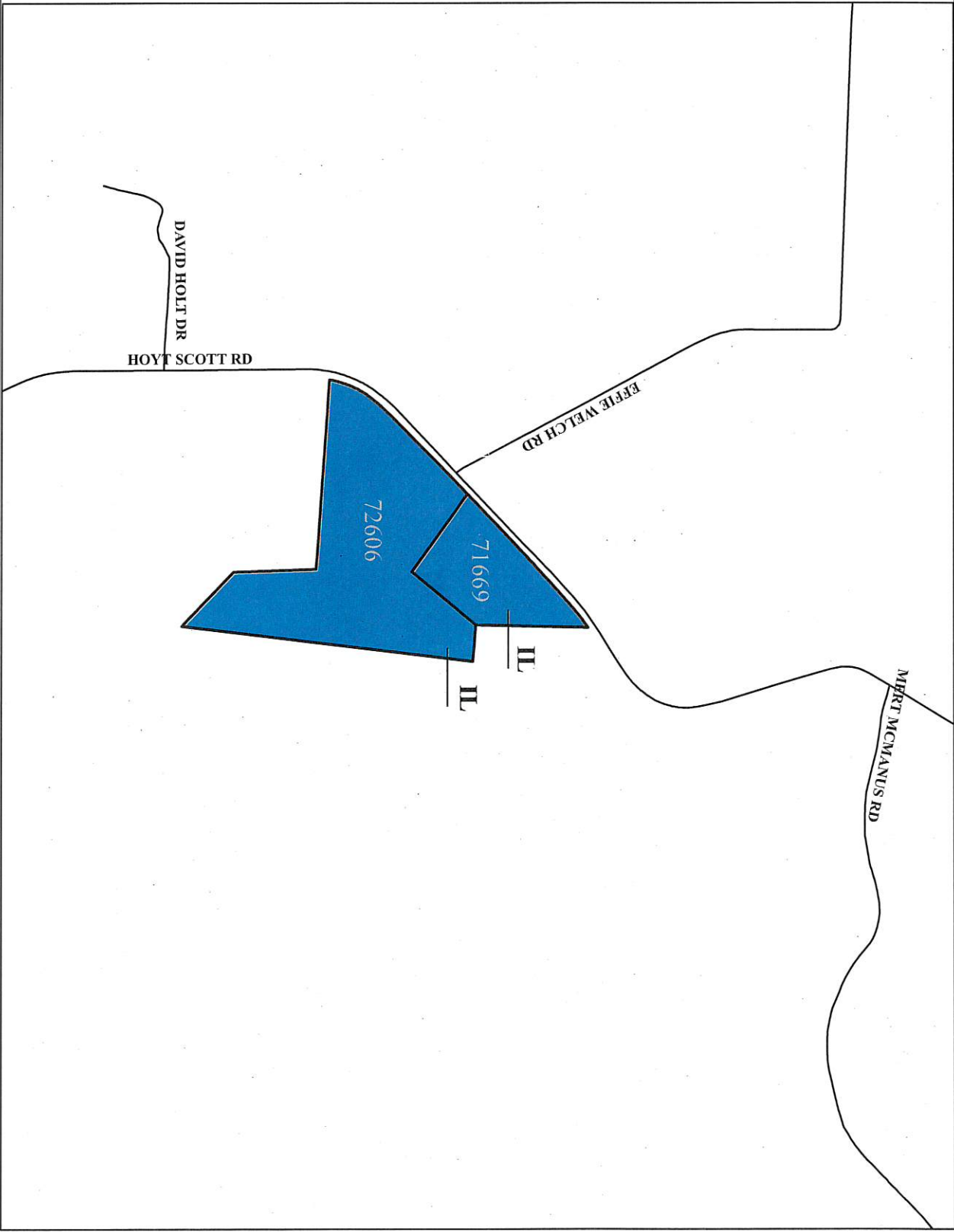
0 1.25 2.5
Mile

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June 2018



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47 Business Rezoning Attachment 'B' Map 4 of 9

Approved Zoning District

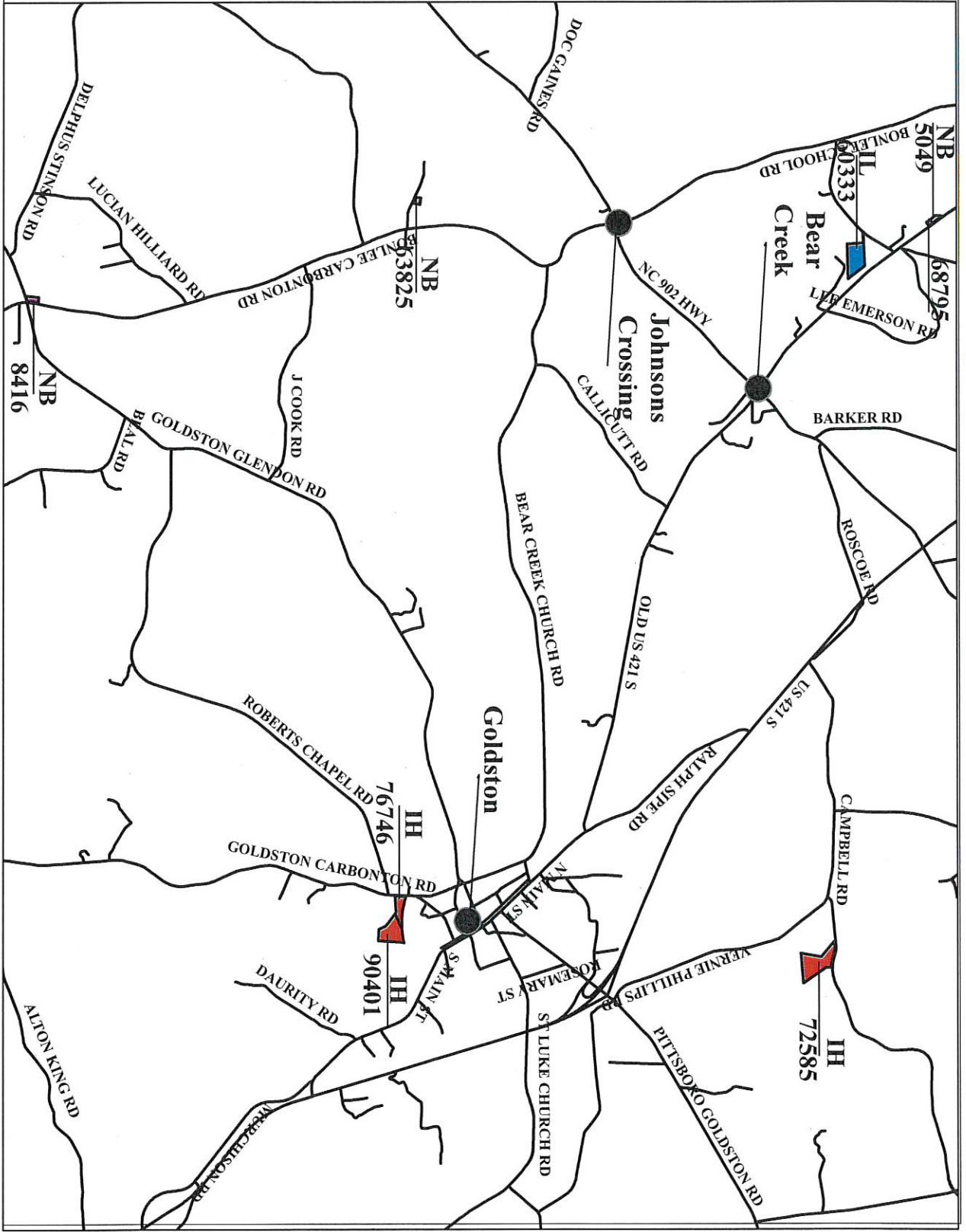
- Road Centerlines
- IH
- IL
- NB
- O & I
- RB



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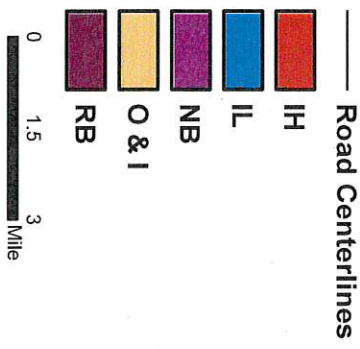
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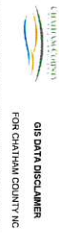


47 Business Rezoning Attachment 'B' Map 5 of 9

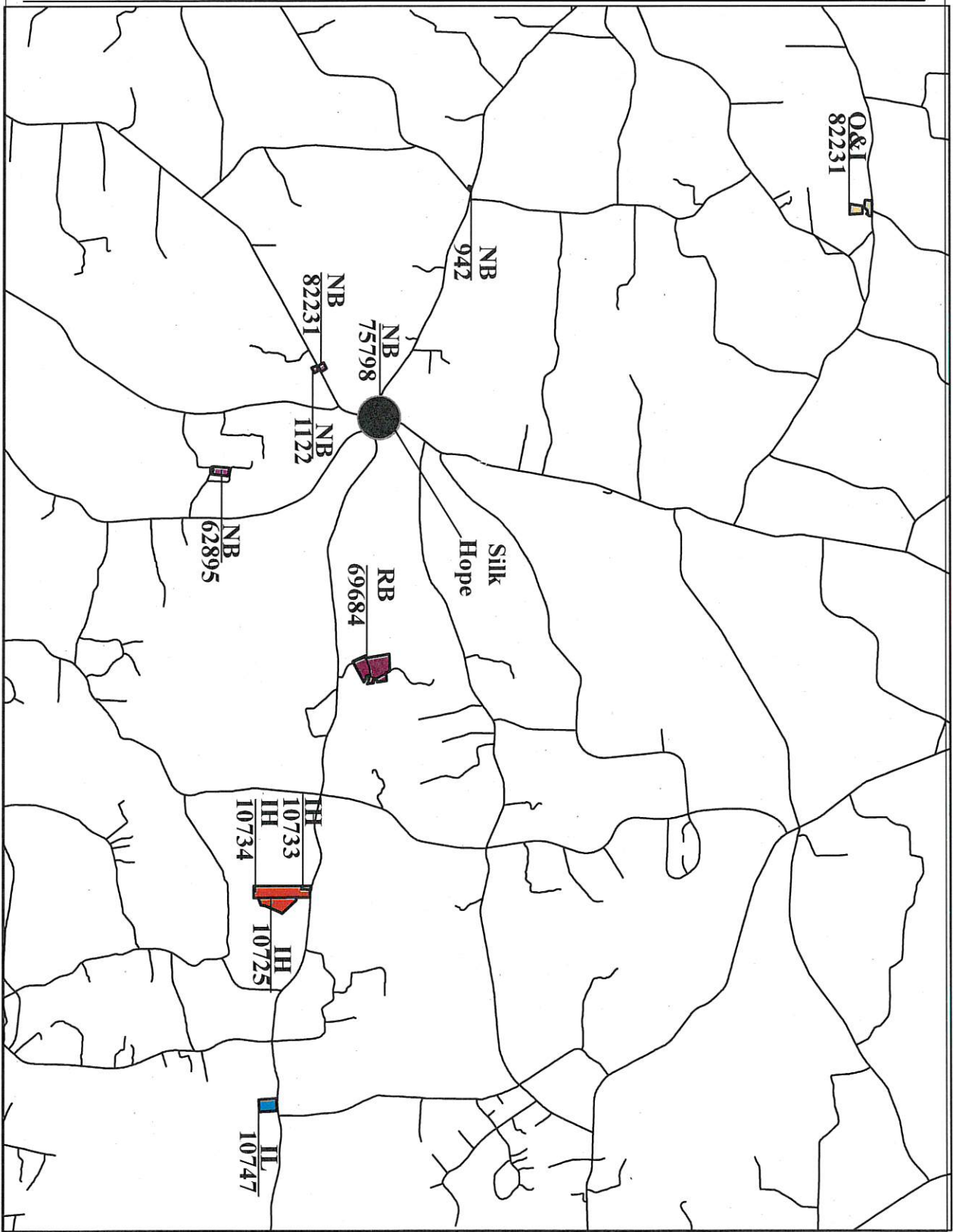
Approved Zoning District



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June 2018



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47 Business Rezoning Attachment 'B'

Map 6 of 9

Approved Zoning District

- Road Centerlines
- IH
- IL
- NB
- O & I
- RB

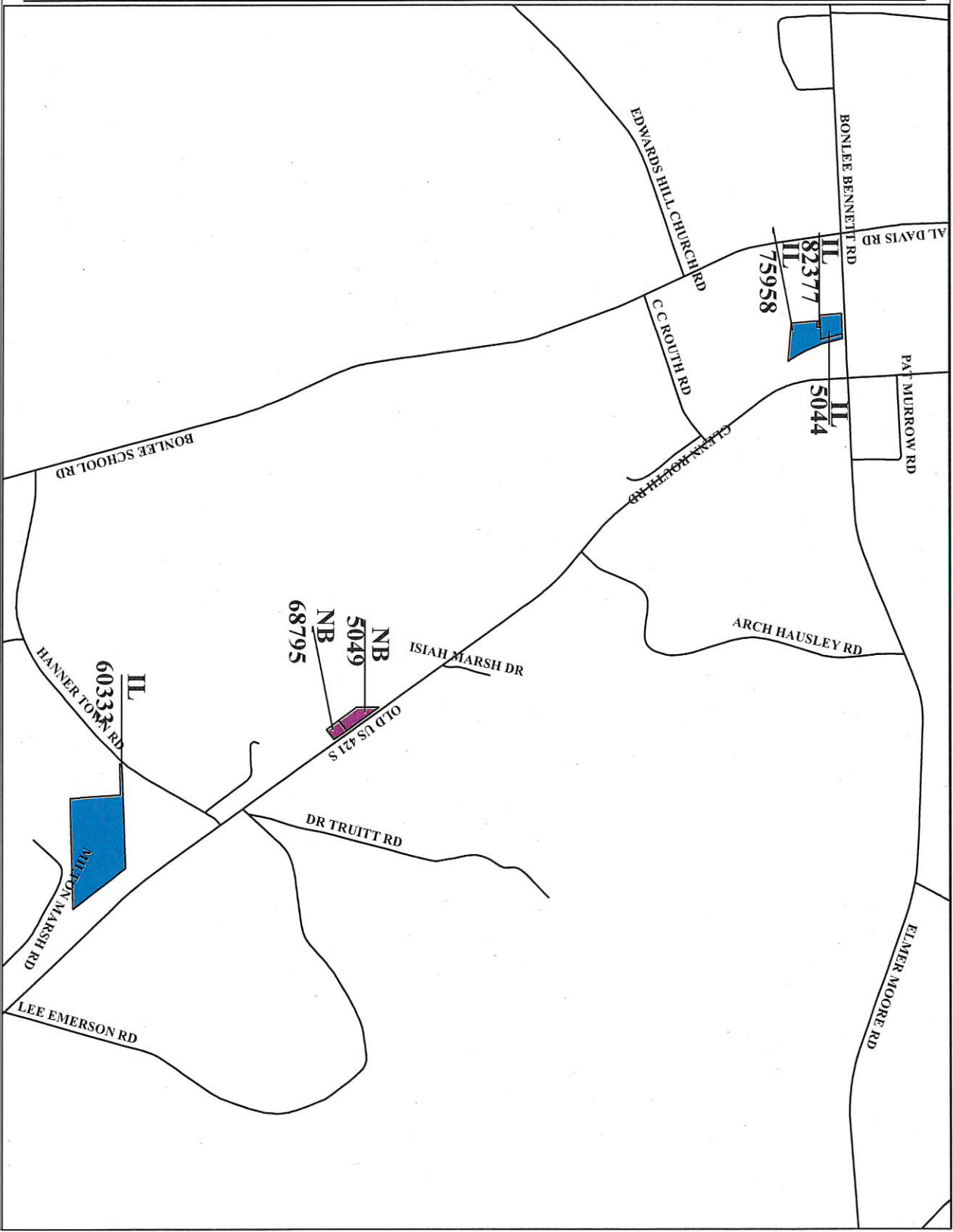


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June 2018



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47 Business Rezoning

Attachment 'B'

Map 7 of 9

Approved Zoning District

— Road Centerlines

- IH
- IL
- NB
- O & I
- RB

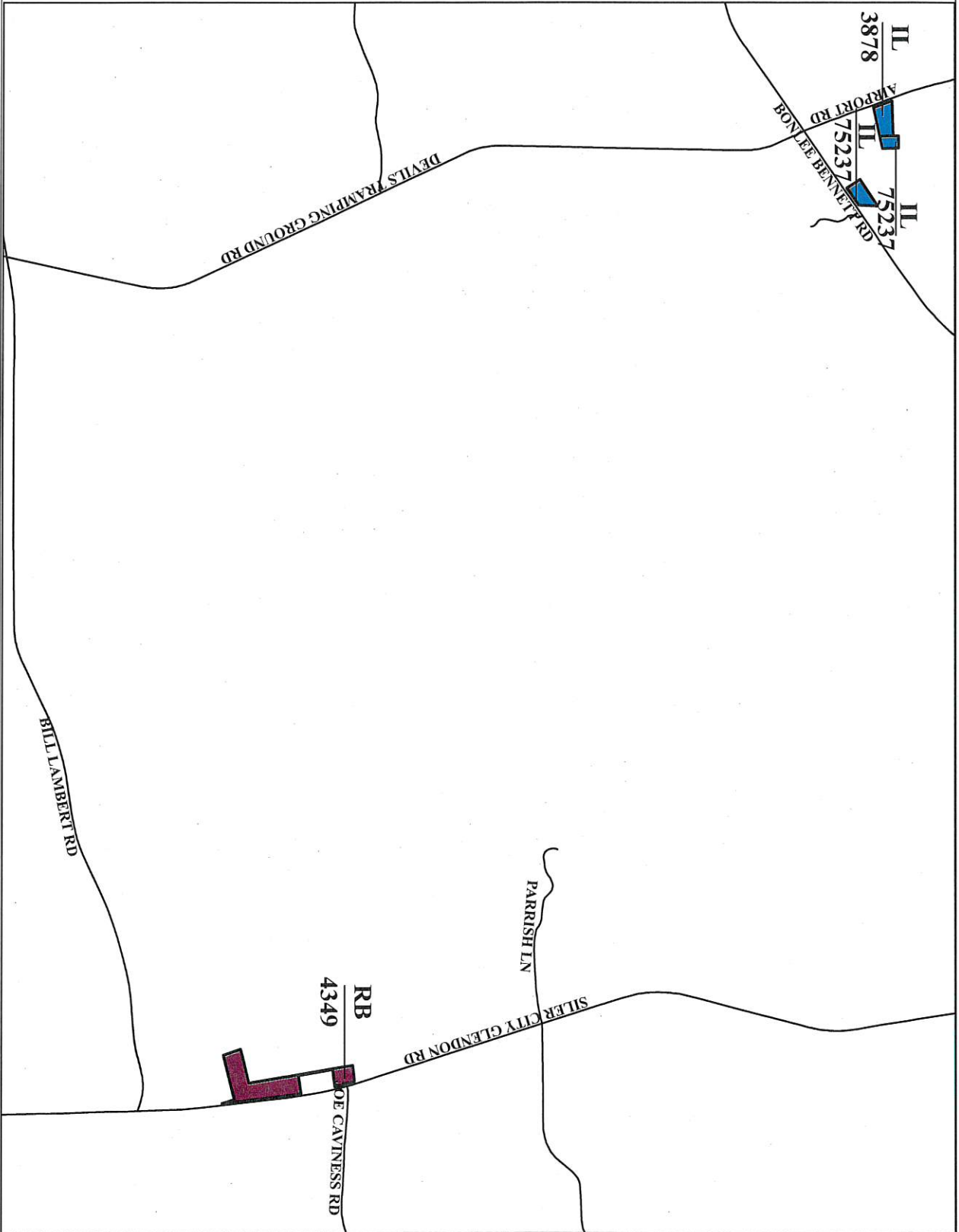


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June 2018



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47 Business Rezoning Attachment 'B' Map 9 of 9

Approved Zoning District

Road Centerlines

- IH
- IL
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Chatham County
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June 2018



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