



COUNTY MANAGER  
Renee Paschal

BOARD OF  
COMMISSIONERS  
Diana Hales, Chair  
Mike Dasher, Vice Chair  
James Crawford  
Karen Howard  
Walter Petty

## AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY For Scott Griffis dba Courtesy Towing

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Scott Griffis dba Courtesy Towing to rezone approximately 2.91 collective acres, being all or a portion of Parcel No.5150 and 5804, located at 860 Pea Ridge Road, Cape Fear Township, from R-1 Residential to Ind-L Light Industrial to use for business purposes as an impound lot for temporary vehicle storage and possible other uses as allowed within light industrial zoned districts, 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 error in the ordinance is being alleged.; 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. This area of Pea Ridge Road is evolving from residential to non-residential due to heavy industrial zoning across the road from these properties and within a few hundred feet of other industrial operations such as the ST Wooten plant, warehouse storage, a truss manufacturer and the proposed Moncure Megasite.; 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 property is located within an area noted as an Employment Center on the Future Land Use and Conservation Plan map that is included with Plan Chatham. In this designation per Page 47 of Plan Chatham, a mix of uses include industrial, office, and supporting retail. The applicant plans on employing several staff to operate and manage his towing and impound lot, although other types of uses may also be suitable for the zoning designation. Having the flexibility helps the owner meet the needs of the area. Under the Economic Development plan element ED Policy 2 states: "Encourage growth in designated Employment Centers, towns and other appropriate locations."; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. There is a 12 inch county water line that runs along Pea Ridge Road and the applicant will be required to connect to the system and there is a fire hydrant with approximately 250 feet of the proposed location for the business.

The applicant's towing business is largely dependent on contracts with law enforcement agencies and offer short term storage of impounded vehicles. Per the Chatham County Zoning Ordinance, this property could not be used as a junkyard. A separate process and approval would be required if that particular use was desired.; 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. 5150 and 5804 and being approximately 2.91 collective acres as depicted on Attachment "A", located at 860 Pea Ridge Road, from R-1 Residential to Ind-L Light Industrial General Use, 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 18 day of June, 2018

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Diana Hales, Chair  
Chatham County Board of Commissioners

ATTEST:

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



Tax parcels 5150 and 5804 being 2.91 acres collectively are rezoned from R-1 Residential to Ind-Light Industrial General Use, Cape Fear Township.

ATTACHMENT "A"

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