



Established 1771

CHATHAM COUNTY COMMISSIONERS

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

COUNTY MANAGER

Renee Paschal

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Ordinance of the Chatham County Board of Commissioners

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

For Multiple Revisions to the Zoning Ordinance

WHEREAS, the Chatham County Board of Commissioners has considered the request by the Chatham County Board of Commissioners to revise the Zoning Ordinance, 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 amendment request set forth in the Application and incorporated herein by reference, approved as pursuant to the provisions of the zoning ordinance, would be suitable for the furtherance of the administration of the ordinance; 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. In 2015 and 2017, the Legislature adopted new legislation narrowing local governments' ability to regulate zoning. In 2017, the Legislature also adopted new legislation which clarified some details on Comprehensive Plan Consistency Statements. Therefore, revisions the Zoning Ordinance are necessary to ensure that the ordinance is in compliance with new and relevant state legislation. In addition to the revisions needed due to changes in state law, minor revisions are needed improve process facilitation and language clarification; 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 consistency statement resolution provides recommendations from the Comprehensive Land Use Plan including diversifying the tax base

and generating more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. This Amendment is necessary to ensure that the ordinance is in compliance with new and relevant state legislation; and

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

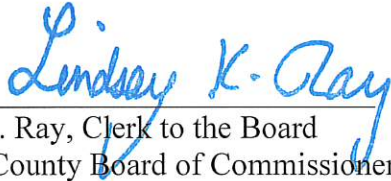
1. All revisions to the Zoning Ordinance listed in “Attachment A”.
2. This ordinance shall become effective upon its adoption.

Adopted this 16th day of April 2018

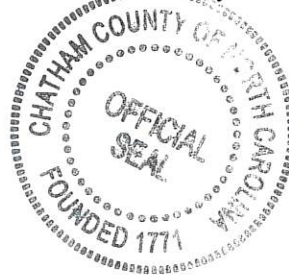


Diana Hales, Chair
Chatham County Board of Commissioners

ATTEST:



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



ATTACHMENT “A”

The attached document is the amended Zoning Ordinance.