

GENERAL REZONING NARRATIVE

- 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.**

The County Zoning Ordinance states that the purpose of the zoning ordinance is *“to promote public health, safety, and general welfare..... All in accordance with the adopted Land Use Plan”*. The Land Use Plan identifies the area (including this site) as a “Crossroad Community”. Crossroad Community anticipates residential, retail, and institutional uses. Rezoning of this parcel to neighborhood business (NB) will accommodate the uses anticipated in the Land Use Plan. The rezoning will be compliant with the Land Use Plan.

- 2. The changed or changing conditions, if any, in 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 Chatham County Comprehensive Plan was adopted in November of 2017. As noted above; the plan identifies the area (including this site) as a “Crossroad Community”. Crossroad Community anticipates residential, retail, and institutional uses.

The adoption of the Comprehensive Plan creates a changed condition accommodating the rezoning of this property to “Neighborhood Business”. NB zoning is consistent with the goals and objectives of the comprehensive plan.

- 3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof.**

Rezoning of the property to “Neighborhood Business” will allow for residential, retail, and institutional uses. These uses are necessary and appropriate for the “Crossroad Community” designation fulfilling the objectives of the Land Use Plan

- 4. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

Crossroad Community anticipates residential, retail, and institutional uses. The location of this parcel (adjoining US 64) and lack of depth makes it unsuitable for residential use. The parcel is basically surrounded by ACOE land on two sides and B-1 zoning to the east and across US 64.

The uses allowed for within the “Neighborhood Business” designation can easily be supported at this specific property location. Jordan Lake is a regional park that draws visitors year-round. US 64 has an ADT in excess of 15,000 VPD. The existing traffic volumes on US 64 and the lack of existing zoned retail and institutional uses around Jordan Lake make this property an ideal location for “Neighborhood Business” uses. These circumstances and existing factors support the rezoning of this parcel to “Neighborhood Business”