



Established 1771

## CHATHAM COUNTY COMMISSIONERS

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

## COUNTY MANAGER

Dan LaMontagne

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P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

# AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY For Holmes Oil Co., Inc.

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Holmes Oil Co., Inc. to rezone approximately 5.783 acres, being all or a portion of Parcel No.70153, located at US 64 East, New Hope Township, from R-1 Residential to General Use Neighborhood Business NB to develop the site for non-residential purposes for uses listed as permitted within the NB zoning 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. No error in the ordinance is being alleged. However, Plan Chatham was adopted by the Board of Commissioners in 2017 and the future land use map identifies this intersection as an appropriate location for non-residential uses. ; 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 county's population is growing and there is an increasing need for additional services dealing in direct consumer retail and personal services. The parcel is also located within close proximity to Jordan Lake and potential tenants could provide services for visitors to the lake. There are several uses listed in Section 10.13 Table of Permitted Uses within the Zoning Ordinance and attachments A & B in the Watershed Protection Ordinance that could potentially locate on the site. ; 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 comprehensive plan, Plan Chatham, was

adopted in November 2017 and the area where this parcel is located is designated as a Crossroads Community with a small portion of the western part of the property identified as Rural (see map below). The description of Crossroads Communities includes that they are located within rural areas and typically have a minimal amount of retail and institutional uses. A particular occupant has not been identified at this time, but future uses must be listed as a permitted use within the zoning and watershed ordinances.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. This property is located within the WSIV-Critical Area watershed within the Jordan Lake Buffer rules. All required built upon area limits (24% maximum), storm water, erosion control measures, and environmental health standards will meet the current county and state standards. To accommodate other regulatory requirements will likely utilize a significant portion of the property. There are no floodable areas in close proximity to this tract. This area is limited to uses from Attachments A & B of the Watershed Protection Ordinance because it is within 1000 feet of the intersection of US 64 and SR 1008 (Farrington Rd) which further limits the specific uses that can locate on the site. Jordan Lake is a regional attraction that draws visitors year-round. US 64 has an AADT of approximately 18,000 VPD. The existing traffic volumes on US 64 and the lack of existing property that is zoned for retail or institutional uses around Jordan Lake make this property an ideal location for "Neighborhood Business" uses.; and

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

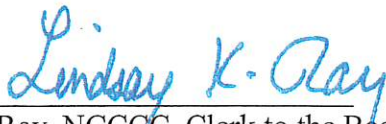
1. The Application to rezone all of the property described as Parcel No. 70153 and being approximately 5.783 as depicted on Attachment "A", located at or off US 64 E, from R-1 Residential to General Use Neighborhood Business NB, New Hope Township is approved and the zoning map is amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted this 22 day of January, 2019



Mike Dasher, Chair  
Chatham County Board of Commissioners

ATTEST:



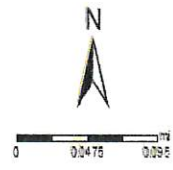
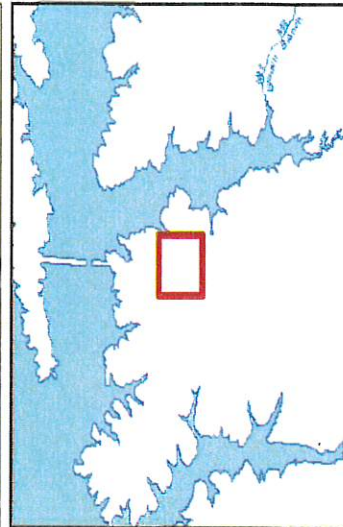
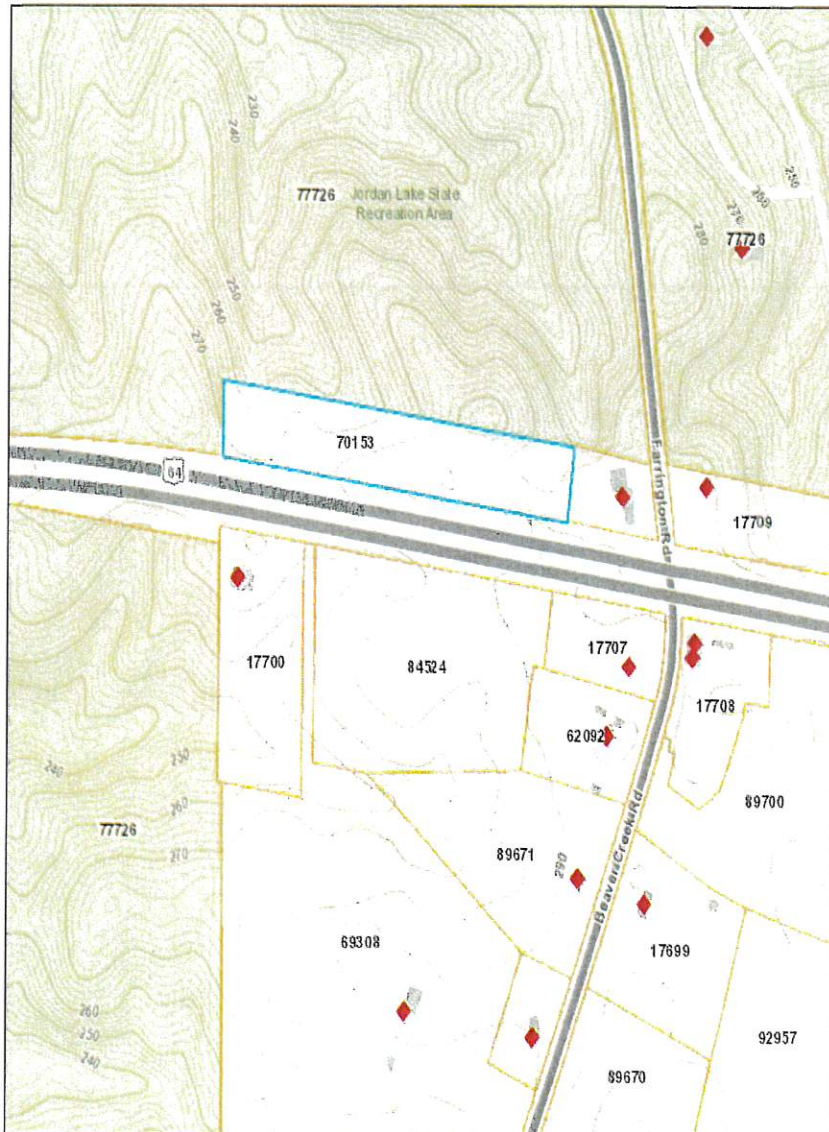
Lindsay K. Ray, NCCCC, Clerk to the Board  
Chatham County Board of Commissioners



ATTACHMENT "A"

Parcel No. 70153, being approximately 5.783 total acres, US 64 East, New Hope Township, zoned from R-1 Residential to GU NB General Use Neighborhood Business.

**Chatham County Tax Map**



Service Layer Credits: Chatham County,  
Chatham County GIS



Date: 1/17/2019  
Time: 1:56:33 PM