



Established 1771

CHATHAM COUNTY COMMISSIONERS

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

COUNTY MANAGER

Dan LaMontagne

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

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY For Michael and Amanda Gress

WHEREAS, the Chatham County Board of Commissioners has considered the request by Michael and Amanda Gress to rezone approximately 26 acres out of the 30.41 acres, being all or a portion of Parcel No.5537, located at or off Old US 1, Cape Fear Township, from R-1 Residential to General Use Light Industrial - IL to develop the site for non-residential purposes for uses listed as permitted within the IL 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. The application notes that the Future Land Use and Conservation Plan Land Use Map identifies the area where this property is located as an Employment Center node. The node recommends allowing for a mix of uses including industrial, office, and supporting retail, restaurant, service, recreation, and other 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. This area of the county has several industrial and business uses and this property is located adjacent to an interchange with US 1. Additionally, a large area on the opposite side of US 1 is zoned Heavy Industrial. The applicant's representative stated the property is not suited for residential use due to the proximity of US 1 and other industrial uses. The comprehensive plan also identifies this area as an Employment Center. Although a prospective tenant or pre-designed site plan have not been determined, this area has been identified as an area for economic development within the county; 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 Future Land Use and Conservation Plan Map show this area an Employment Center. The Employment Center node encourages a mix of uses including industrial, office, and supporting retail, restaurant, service, service, recreation, and other uses. The current R-1 Residential zoning classification does not allow the mix of uses that would be encouraged for an Employment Center; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The property has convenient access to Old US 1 and US 1 that are unique to this property. There are other heavy and light industrial operations within close proximity which create an area that is unlikely to have substantial residential growth due to noise from traffic and industrial operations. Because the watershed district limits built upon area to 36% a large portion of the property will undeveloped. The access to the site is via a private road, Obler Rd., which has an access easement to Old US 1. A commercial driveway permit will be required to connect to Old US 1

As agreed to by the applicant, the proposed zoning line was modified in an effort to protect the stream located on the northern section of the property therefore reducing the number of acres to be rezoned to Light Industrial (See map in Attachment A); and

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

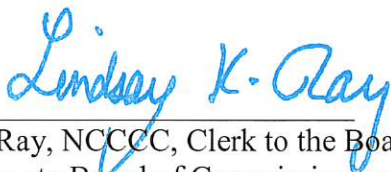
1. The Application to rezone all of the property described as Parcel No. 5537 and being approximately 26 acres out of the 30.41 acres as depicted on Attachment "A", located at or off Old US 1, from R-1 Residential to General Use Light Industrial - IL, Cape Fear Township is approved and the zoning map is amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted this 18 day of March, 2019



Mike Dasher, Chair
Chatham County Board of Commissioners

ATTEST:



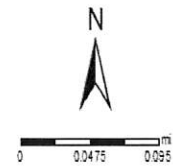
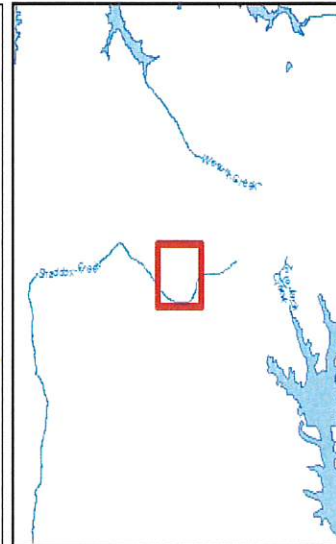
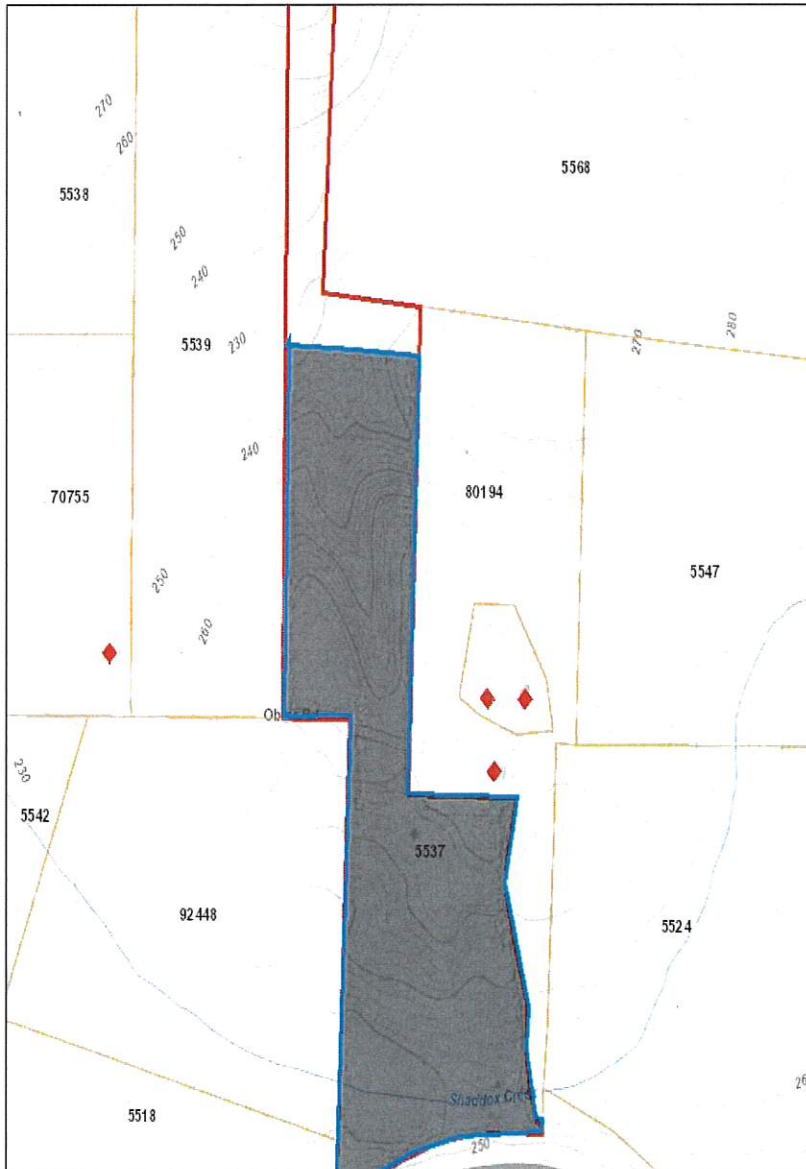
Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners



ATTACHMENT "A"

Parcel No. 5537, being approximately 26 acres (area shaded in gray) out of the 30.41 acres, Cape Fear Township, zoned from R-1 Residential to GU IL General Use Light Industrial.

Chatham County Tax Map



Service Layer Credits: Chatham County,
Chatham County GIS



Date: 3/18/2019
Time: 10:13:49 AM