



COUNTY COMMISSIONERS

Karen Howard, Chair
Diana Hales, Vice Chair
Jim Crawford
Mike Dasher
Andy Wilkie

COUNTY MANAGER: Dan LaMontagne

**AN ORDINANCE AMENDING THE ZONING MAP
OF CHATHAM COUNTY
For Jeff Wilson dba Wilson Brothers Milling Co., Inc**

WHEREAS, the Chatham County Board of Commissioners has considered the request by Jeff Wilson dba Wilson Brothers Milling Co., Inc, to rezone approximately 5.56 acres, being all or a portion of Parcel No 63839, located at NC HWY 902, Bear Creek Township, from R-1 Residential to Light Industrial IL, 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 five (5) 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. The purpose of this application is to correct a Watershed Protection Ordinance violation of the applicant exceeding the allowable built upon area currently and also providing a small additional area of less than ½ acre to utilize for some future business need. In essence, by complying with the Watershed regulations, he will be protecting the public health of the area surrounding his property by providing natural areas for stormwater runoff; 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 ED Policy 4 strategy 4.4 states, "permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements". The applicant needs more property to offset the current built upon area so that they are compliant with all Chatham County regulations and ordinances. Land Use Policy 8 states, "support the viability of agricultural operations through land use policies and regulations". Wilson Brothers is a commercial trucking company for hire. 90% of the business that is serves is supporting the agriculture industry. ; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Wilson Brothers currently serves local/regional freight lanes within 100-mile radius of this location. They have been operating for 80 years. Because of rapid expansion that the company has experienced, this land will be utilized for their current and future growth so as to comply with all Chatham County regulations and ordinances.

This company provides a couple hundred jobs, higher property tax revenue, complies with NCDOT driveway requirements, requires no additional services from the county with respect to schools, water, etc; 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 63839 and being approximately 5.56 acres as depicted on Attachment "A", located at or off NC HWY 902, from R-1 Residential to Light Industrial, Bear Creek Township is approved and the zoning map is amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted this 20 day of April, 2020



Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST: 

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





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ATTACHMENT A

Tax parcel 63839 being approximately 5.56 acres of 7.56 acres total, from R-1 Residential to Light Industrial, Bear Creek Township.

