



**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 Paul Brewer**

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Paul Brewer, on behalf of Harris Lake Boat Storage, to rezone approximately 38.4 acres, being all or a portion of Parcel No 60167, located at Jordan Dam Rd, Haw River Township, from R-1 Residential to Conditional District Community Business, CD-CB to develop the site for self-storage/mini warehouse, storage facility with related retail and services, recreational vehicle storage facility, and boat storage facility, 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. 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. By locating this facility on this parcel, this will reduce fuel emissions and benefit public safety by providing shorter trips to Poe Ridge Boat Ramp, located approximately one mile from this property, as well as other surrounding boat ramps; 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 Village Center with the remainder of the property identified as Compact Residential. The description of Village Center includes uses for retail, restaurants, services, and office, generally with a smaller commercial footprint of 30,000 square feet with the flexibility to be larger if appropriately designed. The development proposed will be well buffered due to the topography and development being focused towards the center of the property and adjacent to US 1 HWY. ; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Providing a storage facility that is located roughly 1 mile from the closest boat ramp will reduce fuel emissions of larger vehicles pulling trailers/boats/RV's from long distances. With this project also having mini-storage/self-storage, this gives flexibility for other residents and small businesses storing their belongings here. The applicant is proposing to develop 35.95%. ; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. There are 6 goals located on page 40 of the Comprehensive Land Use Plan that the applicant states will be met:

- 1) Preserve the rural character and lifestyle of Chatham County; through building setbacks, light, and noise sensitivity
- 2) Preserve, protect, and enable agriculture and forestry; keeping the development below the 36% maximum built upon area
- 3) Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable mixed use centers; the proposed development is within a Village Center node
- 4) Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting; tax benefits to the county
- 5) Conserve natural resources; boat and RV storage reduce emissions by reducing mileage
- 6) Provide recreational opportunities and access to open space; making boating and camping easier.; 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 60167 and being approximately 38.4 acres as depicted on Attachment "A", located at or off Jordan Dam Rd, from R-1 Residential to Conditional District Community Business, Haw River Township is approved and the zoning map is amended accordingly.

2. The following conditions shall also apply to this approval:

**Site Specific Conditions**

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the submitted site plan or revised site plan as required that reflects the adopted design guidelines. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. A building permit shall be obtained and remain valid at all times within two years of the date of this approval or the conditional use permit becomes null and void.
3. No electronic message center signage is permitted.

**Standard Site Conditions**

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.



**COUNTY COMMISSIONERS**

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

**COUNTY MANAGER:** Dan LaMontagne

5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Watershed Protection Division, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

**Standard Administrative Conditions:**

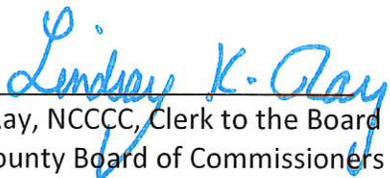
6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
7. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
8. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
9. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

3. 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



