



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 Glandon Forest Equity, LLC**

WHEREAS, the Chatham County Board of Commissioners has considered the request by Glandon Forest Equity, LLC, to rezone approximately 1.65 acres, being all or a portion of Parcel No's 4742, 4787, 5050, 4653, and 76194, located at 4165 Old US 421 S, Bear Creek Township, from R-1 Residential to Neighborhood Business, NB, 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. Historically, this property's use was a gas station and convenience store. All tanks have been removed and it has since gone into disrepair and is utilized for the land owner's personal storage. The applicant states this does not benefit the community and is also an eyesore. These properties are an excellent location and opportunity to help revitalize Bonlee and the Village Center core. ; 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 Bonlee has been classified as a Village/Village Center which promotes development to "accommodate small-scale, local-serving retail, office, institutional, and service uses, restaurants, and some residential. Mix of uses include retail, restaurant, services, and office uses clustered near a village center (typically consisting of smaller commercial footprints)" in mostly one- and two-story buildings. Economic Development Policy 2, Land Use Policy Strategy 2.3 and 6.1 support the development of village centers to encourage growth. ; and

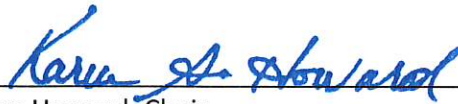
No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The Neighborhood Business rezoning will create flexibility, as suggested in the Chatham County Comprehensive Plan, allowing businesses to locate at this site to satisfy the convenience

needs for the community. The proposed development would also offer employment opportunities, increased property and sales tax revenue for Chatham County.; 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 Parcels 4742, 4787, 5050, and portions of 4653, and 76194 and being approximately 1.65 acres as depicted on Attachment "A", located at or off 4165 Old US 421 S, from R-1 Residential to Neighborhood Business, Bear Creek Township is approved and the zoning map is amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted this 17 day of August, 2020



Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:



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





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

COUNTY MANAGER: Dan LaMontagne

ATTACHMENT A

Tax parcels 4742, 4787, 5050, and portions of 4653, and 76194 being approximately 1.65 acres, from R-1 Residential to Neighborhood Business, Bear Creek Township.

