



County Manager - Dan LaMontagne Chair, Board of Commissioners - Karen Howard
PO Box 1809 Pittsboro, NC 27312 County Manager's Office Phone: 919-542-8200

**AN ORDINANCE AMENDING THE ZONING MAP
OF CHATHAM COUNTY
For JNNJ, LLC**

WHEREAS, the Chatham County Board of Commissioners has considered the request by JNNJ, LLC, to rezone approximately 4.994 acres, being all or a portion of Parcel No. 69884, located at 10441 US 15-501 N, Baldwin Township, from R-1 Residential to Conditional District Office & Institutional, CD O&I, 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 explanation of such error in the Ordinance and detailed 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 current practice is experiencing issues with shared parking as there are not enough spaces for their staff as well as clients. Additionally, the current size of the offices are not large enough for the practice. The applicant had discovered the subject property and through evaluations done had determined that this property will meet their current and future needs, while remaining in the community. ; 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 this area is designated as a Community

Center, which states to allow flexibility to provide a variation and mix of centers at quadrant intersections, and to include a mix of uses of retail, restaurants, services, and office uses. Economic Development Primary goal is to diversify the tax base and generate more high quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting. ; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. (i.e. tell how and for what purpose/s the amendment would provide to the county as a whole). This project is consistent with Plan Chatham and compatible with adjacent land uses that include retail, restaurant, daycare, office and medical office tenants. This will keep jobs in Chatham County and provide necessary services to residents. ; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment (i.e. watershed classification, impervious surface, utilities, infrastructure, etc.). The applicants have situated the development as close to 15-501 as possible, which increases the buffer to residential properties. The proposed impervious area is approximately 21%, which is well below the allowable maximum of 36% without curb and gutter.

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 69884 and being approximately 4.994 acres as depicted on Attachment "A", located at or off 10441 US 15-501 N, from R-1 Residential to Conditional District Office & Institutional, Baldwin Township is approved and the zoning map is amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted this 16 day of November, 2020



Karen Howard, Chair
Chatham County Board of Commissioners

[Handwritten Signature]

Responsible Representative/Applicant

(By signing this document, you agree to all findings as noted and any conditions therefore imposed above.)

ATTEST:

Lindsay K. Ray

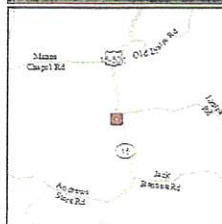
Lindsay K. Ray, NCCC, Clerk to the Board
Chatham County Board of Commissioners



ATTACHMENT A

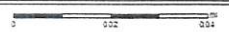
Tax parcel 69884 being approximately 4.994 acres, from R-1 Residential to Conditional District Office & Institutional, Baldwin Township.

JNNJ, LLC 69884



Legend	
Single Parcel Selection	Effective Flood Hazard Areas
Query result	1% Annual Chance
RoadCenterline	0.2% Annual Chance
Base Flood Elevations	Flood Map Index
Floodway	Address Points
Floodway	

Service Layer Credits: Esri, Inc., City of Naperville Illinois



Date: 12/2/2020
Time: 9:48:43 AM