



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 Campbell Towing & Recovery**

WHEREAS, the Chatham County Board of Commissioners has considered the request by Campbell Towing & Recovery, to rezone approximately 2.47 acres, being all or a portion of Parcel No's 9599 & 61012, located at 128 Vernie Phillips Rd, Gulf Township, from R-1 Residential to Light Industrial, IND-L, 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. 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. Because of the availability of water and sewer from the town of Goldston, there is future growth potential for the business being near the HWY 421 Corridor. ; 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 Town Center, which states they are intended to be established centers of commerce in the County. Economic Development Strategy 1.2 and Land Use Policy Strategy 7.4 recommends to modify zoning regulations to allow for more flexibility for rural

businesses that have minimal impact on adjacent properties, traffic, and rural character. Economic Development Strategy 4.4 recommends permitting existing commercial and industrial uses to continue and allow reasonable expansion. ; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The applicants desire the properties to be in a conforming use classification, and to meet their business growth needs while also conforming to Chatham County regulations. The applicant is a paint & body shop as well as a towing company, and is on a rotation with the NC Highway Patrol to provide towing and recovery services. ; 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 9599 & 61012 and being approximately 2.47 acres as depicted on Attachment "A", located at or off 128 Vernie Phillips Rd, from R-1 Residential to Light Industrial, Gulf 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



Responsible Representative/Applicant

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

ATTEST:



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



ATTACHMENT A

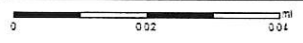
Tax parcels 9599 & 61012 being approximately 2.47 acres, from R-1 Residential to Light Industrial, Gulf Township.

Campbell Towing & Recovery Parcels 9599 & 61012



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

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



Date: 12/1/2020
Time: 9:27:11 PM