



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 Arylex Properties, LLC**

WHEREAS, the Chatham County Board of Commissioners has considered the request by Arylex Properties, LLC, to rezone approximately 2.04 acres, being all or a portion of Parcel No. 17885, located at 12927 US 64 E, New Hope Township, from R-1 Residential to Conditional District Community Business, CD-CB, 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. There are existing commercial uses adjoining and adjacent to this property. It is expected that several full-time jobs will be generated as a result of the completed facility. ; 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 Rural and an Employment Center. Economic Development policy 2.1 is to encourage small-scale retail redevelopment, service, office, "flex" space, and other small businesses, and

strategy 2.3 to consider zoning to allow distribution and warehouse uses along major transportation corridors. ; 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). Traffic is anticipated to be minimal, with an estimated 125-400 trips per day, depending on the final tenant makeup. Lighting will be full cutoff, signage, and landscaping requirements will adhere to the Chatham County Zoning Ordinance.; 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 project will connect to county water, with the demand being less than 1,000 gallons per day. A soils test has been conducted and suitable areas have been identified for the property. The applicant will meet Watershed Protection requirements for the stormwater device. The access is directly off US 64 and the applicant will obtain a commercial driveway permit from NCDOT.

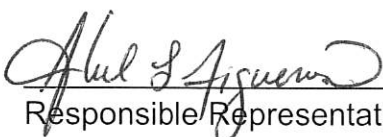
BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone all of the property described as Parcel 17885 and being approximately 2.04 acres as depicted on Attachment "A", located at or off 12927 US 64 E, from R-1 Residential to Conditional District Community Business, New Hope 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

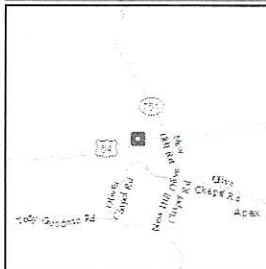
Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners



ATTACHMENT A

Tax parcel 17885 being approximately 2.04 acres, from R-1 Residential to Conditional District Community Business, New Hope Township.

Arylex Properties, LLC 17885



Legend

- Single Parcel Selection
- _ Query result
- RoadCenterline
- ◆ Address Points
- Parcels

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



Date: 12/2/2020
Time: 10:03:28 AM