



Established 1771

CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair
Diana Hales, Vice Chair
Jim Crawford
Franklin Gomez Flores
Karen Howard

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Resolution of the Chatham County Board of Commissioners

ADOPTING A CONSISTENCY STATEMENT FOR THE APPROVAL OF

K & B Investment Corp

WHEREAS, the Chatham County Board of Commissioners has reviewed the application for K & B Investment Corp to rezone Parcel No. 60705 located at 144 Old Lystra Road from B-1 Business to Industrial Light (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan; and

WHEREAS, in addition, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because The goal and objective of this rezoning would be to utilize existing infrastructure to support economic objectives. Given the building currently exists, the impact of development would not change, but the potential for job growth would increase to create a diverse tax base as outlined in item 4, of page 41 of the Chatham plan.;

NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that, for the reasons set forth above, the Amendment and presented documentation are found to be consistent with the county land use plan, and are determined to be reasonable and in the public interest.

Adopted, this the 19 day of Janu, 2021

Mike Dasher, Chair
Chatham County Board of Commissioners

ATTEST:

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





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Ordinance of the Chatham County Board of Commissioners

**AN ORDINANCE AMENDING THE ZONING MAP
OF CHATHAM COUNTY**

K & B Investment Corp

WHEREAS, the Chatham County Board of Commissioners has considered the request by K & B Investment Corp, to rezone approximately 13.154 acres, being all or a portion of Parcel No/s 60705, located at/off 144 Old Lystra Road, William's Township, from B-1 Business to Industrial Light to develop the site for general use for permitted uses under the Industrial Light district, 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 claimed; 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 zoning classification of B-1 Business is a historic district which limits the number of possible uses to meet today's market. There have been multiple requests from potential occupants to both the current owner and Chatham EDC about potential investment and employment opportunities for the property. However, those requests have not been allowed under the current zoning. A General Use rezoning to Light Industrial increases the chance of a new business occupying a vacant warehouse type building in the county with a similar previous use, while still fitting in with surrounding parcel uses.

The building is in between two Neighborhood Centers identified on the Future Land Use and Conservation Plan, is an existing building with a previous business use that was occupied for decades, next to a Conditional Use-Light Industrial Zoning, and adjacent to an important transportation corridor for the county. US 15-501 is a primary transportation corridor in the county which is part of the reason a distribution and warehouse business was located on the subject property. Apart from this, the building is

existing and no other improvements are needed. Specific job numbers would depend on the type of future occupant.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. With a growing population and projected increase in population from 70,928 (page 14) to 128,327 (page 14) in 2040, the building will provide an employment hub for those moving to Chatham County. As it currently stands, the building could present an eye-sore to future residents and deter Community growth. Being located close to US 15-501, one of Chatham County's most heavily used transportation corridors, the rezoning fits the Economic Development Strategy 2.3 from the Land Use Plan that states, "As demand warrants, consider zoning to allow distribution and warehouse uses along major transportation corridors.

The goal and objective of this rezoning would be to utilize existing infrastructure to support economic objectives. Given the building currently exists, the impact of development would not change, but the potential for job growth would increase to create a diverse tax base as outlined in item 4, of page 41 of the Chatham plan.

On page 53, the big idea is to have 14,000 new jobs in Chatham County by 2040 (page 53) and this rezoning supports Economic Development Recommendation 02 from the Land Use Plan to "increase employment opportunities across the County." Additional support is provided with Strategy 7.3 under the Land Use Plan Element that reads "Support rezonings for the adaptive reuse of existing industrial sites that are not being used (i.e. feedmill and truck maintenance facility for the poultry industry)."; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The site will be virtually unchanged. The building is existing and no new additions are proposed. There are currently 90 parking spaces and no additional are proposed. The property is limited in built upon area and this project is or has already exceeded the maximum over the years because it was developed prior to adoption of the Watershed Protection Ordinance.

The access drives are already in place and traffic will continue to follow the existing roadway services. Being close to the intersection of the US 15-501 highway corridor limits use further down Old Lystra Road away from residential areas.

The site will continue to utilize the existing septic system. Because of the size of the system, there are many uses in the Table of Permitted uses that could not locate on the site. The county water system will continue to serve the property.

Landscaping, noise, lighting, and signage location are existing and will be utilized for any new business locating on the site.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. A focus between the County and Economic Development has been trying to utilize existing, vacant buildings so the county can continue to meet demands for employment, increase the tax base revenues, and offset tax burden on residential development that continues to grow. It's better for the environment to use existing structures to help in meeting these needs.; 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 No/s. 60705 and being approximately 13.154 acres as depicted on Attachment "A", located at/off 144 Old Lystra Road, from B-1 Business to Industrial Light, William's Township is approved and the zoning map is amended accordingly.

2. As part of this approval, the following conditions are also approved and shall be followed at all times:

None

3. This ordinance shall become effective upon its adoption.

Adopted this 19 day of January, 2021

Mike Dasher, 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

