



COUNTY COMMISSIONERS

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

COUNTY MANAGER: Dan LaMontagne

AN ORDINANCE AMENDING THE Compact Community ORDINANCE OF CHATHAM COUNTY

WHEREAS, the Chatham County Board of Commissioners has considered the request to amend the Compact Community Ordinance for a text and map amendment specifically to Section 6.1, p3 for an expansion of the CCO map and text amendments to support the expansion of area request, and finds that the amendment is consistent with Section 15 Waiver that allows for adjustments or modifications provided they do not create non-conformity with other land use regulations or ordinances; and

WHEREAS, the Chatham County Board of Commissioners finds that the request set forth in the public hearing and incorporated herein by reference, if approved as pursuant to the provisions of the county, would be suitable; and

WHEREAS, the Chatham County Board of Commissioners finds the public interest will be better served by the amendment;

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

1. The request to amend the Compact Community Ordinance of Chatham County, as described in Attachment A, is approved and the ordinance amended accordingly.
2. This ordinance shall become effective upon its adoption.

Adopted this the 18th day of October 2021

Mike Dasher, Chairman
Chatham County Board of Commissioner

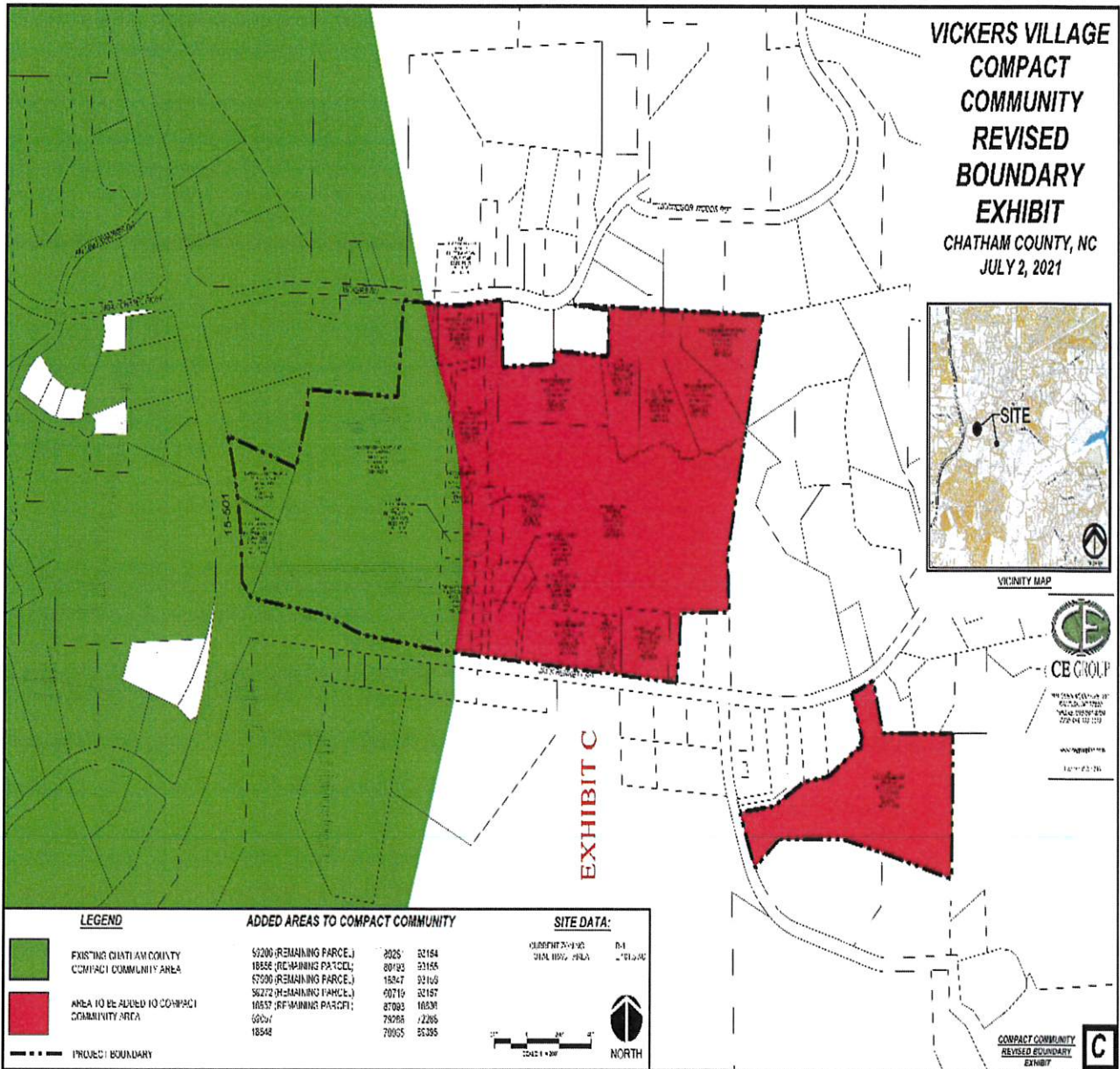
ATTEST:

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



ATTACHMENT "A"

1. Area in red is to be included in a revised Compact Community Map area as shown on pg 4, Section 6.1 Location of the CCO



2. The following language shall be incorporated into Section 6.1 of the Compact Community Ordinance:



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EXHIBIT A

EXISTING AND PROPOSED LANGUAGE OF SECTION 6.1 OF COMPACT COMMUNITIES ORDINANCE

The Current Compact Communities Ordinance includes a narrative “generally” describing locations in Northeast Chatham County where compact communities may be allowed, and further provides that “[the] map attached hereto . . . is the controlling definition of this location.” *Compact Communities ordinance, Section 6.1, p. 3.*

The Applicant proposes the Section 6.1(D) of the existing ordinance (shown in black type) be amended by inserting the text that is red and underlined as follows:

Compact communities shall only be allowed in areas that meet all of the following conditions:

- A. Currently zoned for RA-40 Residential-Agricultural;
- B. Designated as either:
 - WSIII – BW (Balance of Watershed)
 - WS IV – PA (Protected Area)
 - Local Watershed Area (LWA);
- C. Have at least one access point that is within one (1) mile from a four-lane principal or minor arterial, as measured along the centerline of area roadways; and
- D. Are located within the portion of Northeast Chatham County that is
 1. generally described as follows:
 - (a) In the area of U.S. 15-501 on the east, Andrews Store Road on the south, and Mann’s Chapel Road on the west and north;
 - (b) Within 1,700 feet of U.S. 15-501 on its eastern side, and is south of the U.S.15-501 intersection with Mann’s Chapel Road, and north of a line one-half mile south of Andrews Store Road; and
 - (c) Within one-half mile of Andrews Store Road on its southern side, and is east of the intersection with Andrews Store Road and Mann’s Chapel Road, and is west of a line 1700 feet east of U.S. 15-501; or-
 2. (a) specifically described as following a parcel boundary or including a particular parcel and (b) shown on the Map.

The Official Map: Areas Where Compact Communities May Be Allowed (the “Map”) attached hereto and incorporated herein by reference provides a more detailed description and is the controlling definition of this location. (#2)