



COUNTY COMMISSIONERS

Karen Howard, Chair
Mike Dasher, Vice Chair
Franklin Gomez Flores
David Delaney
Katie Kenlan

COUNTY MANAGER: Dan LaMontagne

Ordinance of the Chatham County Board of Commissioners

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

Derrick and Latanya Smith

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 2.003 acres, being all or a portion of Parcel No/s 85396, located at/off Moncure Pittsboro Rd, Haw River Township, from CU-NB Conditional Use Neighborhood Business to R-1 Residential to develop the site for construction of a new residence, 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 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. There is no longer a need or desire for non-residential development on the parcel. The owner wishes to construct a single-family dwelling for him and his family. All adjacent properties are zoned R-1 Residential. There are no public improvements needed.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Chapter 2, Issues and Opportunities: Currently it is a vacant parcel of land. Once a single-family residence is constructed, the tax value will increase. Chapter 3, Goals and Objectives: To preserve rural character and natural resources. Chapter 3, Land Use Descriptions: Although partially located within a Village Center node, residential is still encouraged.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Residential use will require less traffic, the visual impacts will be rural, residential with residential lighting only.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The property will utilize the county water system and private septic system. There is an existing driveway that will be utilized and the lot is currently vacant. ; 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. 85396 and being approximately 2.003 acres as depicted on Attachment "A", located at/off Moncure Pittsboro Rd, from CU-NB Conditional Use Neighborhood Business to R-1 Residential, Haw River 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:
 1. None
3. This ordinance shall become effective upon its adoption.

Adopted this 17 day of April, 2023



Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:



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





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ATTACHMENT A

Tax parcel 85396 being approximately 2.003 acres, Haw River Township

