



**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**

Pranay Parekh

**WHEREAS**, the Chatham County Board of Commissioners has considered the request to rezone approximately 130.443 acres, being all or a portion of Parcel No/s 17357, located at/off 739 Hatley Rd, New Hope Township, from CU-RA 90 to R-5 Residential to develop the site for future subdivision, 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 errors in the Ordinance are 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 adjoining property on three sides of this property are zoned R-5 and this was parcel was zoned R-5 prior to 2006. The new owner wishes to create up to 25 new residential lots with individual private septic systems. The extension of the county water line will also be proposed.; 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 property is located within the Rural node and adjacent to the Conservation node of the Land Use Plan. Rezoning to the original R-5 zoning designation will decrease the density of development further keeping with the rural character in the surrounding area.; and

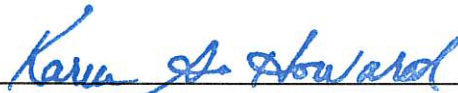
No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. One primary entry will be proposed off of Hatley Road and an existing stub road in Sunset Grove will also be used. County water will be extended through Boxwood Drive, a stub-out that is in Sunset Grove, private septic systems will be used, and one monument entry sign will be proposed.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The proposed subdivision plan consists of 25 lots with individual septic systems on each lot. Homes are expected to have up to four bedrooms and will utilize the county water system. The property is located within the WSIV-Protected area watershed which allows for 40,000 square foot lots.; and

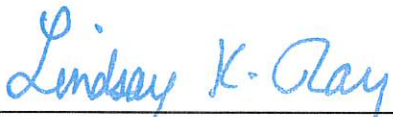
**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone all of the property described as Parcel No/s. 17357 and being approximately 130.443 acres as depicted on Attachment "A", located at/off 739 Hatley Rd, from CU-RA 90 to R-5 Residential, New Hope 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 16 day of October, 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 17357, located at 739 Hatley Rd., being approximately 130.443 acres

