



COUNTY COMMISSIONERS
Mike Dasher, Chair
Karen Howard, 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

Viridian Holdings LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 21 acres out of 50.3 acres, being all or a portion of Parcel No/s 19522, located at/off 2649 Farrington Point Rd, Williams Township, from R-1 Residential to CD-NB Conditional District Neighborhood Business to develop the site for a boat and RV storage facility, 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. A survey of similar uses was provided in the application documents. Noted were the number of major subdivisions that have been approved or going through the major subdivision process as the County continues to grow. That many of these subdivisions have restrictive covenants that do not allow this type of storage and that the lots themselves aren't large enough to accommodate boat or RV storage. Only one development incorporated a storage area for the residents and that is The Preserve at Jordan Lake located on Big Woods Rd.

The application also notes that other storage facilities near this location have no covered space available and the site is near Jordan Lake which has an average visitation of 2 million people per year. Due to the lake makes this area enticing for this type of development and it is also approximately 2 miles from the boat ramp on Farrington Point Rd.; 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 Two – Issues and Opportunities
Recreational uses and tourism are strongly encouraged throughout the county and Jordan Lake draws millions of people each year. Having storage facilities near the lake and boat ramps helps to keep them off the main highways. The Land Use Plan map shows this area within the Rural node which does allow for supporting neighborhood and community non-residential with the approval of rezonings. This property is ½ miles from a noted Crossroads Community node to the

south and a Compact Residential node to the north. Both of those nodes also encourage compact residential with smaller lots which generally cannot support the storing of these types of recreational vehicles.

The County 2023-2024 budget includes plans to reinvest in Jordan lake with the consideration of a shared western intake and water plant which has been submitted for rezoning to be reviewed at the January BOC meeting. The parks and rec department have also dedicated approximately \$1.5 million worth of capital improvement to Jordan Lake. This will hopefully draw even more people to come visit the lake and surrounding economically viable areas of the county.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare.

- Low traffic generator and noise significant increase in noise
- Visual screening designed to foster the rural character of the area and the landscape
- Lighting will meet full-cutoff fixtures and downward facing.
- 345 units are proposed

A deceleration lane is to be constructed as well for traffic heading south on Farrington Point Rd.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

- There will be no washing of boats or RVs permitted on the property.
- There will be no RV dumping stations.
- Any existing wells or septic systems will be abandoned and if any new services are required, all required permitting will be obtained.
- Signage will consist of an entryway sign on the end of the streetside building and the applicant proposes to use the name of the previous long-time owner of the property to pay respect to the Parker family.
- No water or septic will be required as this will be an unmanned facility with a passcode gate for entry.

The property is located within the WS-IV Protected Area watershed district (Jordan Lake drainage) and built upon area is limited to no more than 36% without curb and gutter and the site plan shows 32.1%. ; 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. 19522 and being approximately 21 acres out of the total 50.3 acres as depicted on Attachment "A", located at/off 2649 Farrington Point Rd, from R-1 Residential to CD-NB Conditional District Neighborhood Business, Williams 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:

Site Specific Conditions

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the site plan. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. A building permit shall be obtained and remain valid at all times within two years of the date of this approval or the site plan becomes null and void.

Standard Site Conditions

3. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit



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must be approved through the Planning Department or other approving board before any such changes can take place.

- All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

- Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
- Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
- Non-Severability – If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
- Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant’s property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

3. This ordinance shall become effective upon its adoption.

Adopted this 16 day of January, 2024

Mike Dasher, Chair
 Chatham County Board of Commissioners

Applicant/Responsible Party (By signing this document, you agree to all conditions listed above, if any, related to the approval of this request)

ATTEST:

Jenifer K Johnson, MMC, Clerk to the Board
 Chatham County Board of Commissioners



ATTACHMENT A

Tax parcel AKPAR 19522 being a 21 acre portion out of the original 50.3 acre tract, located at 2649 Farrington Point Rd., Williams Township

