



**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**

Roy Tripp

**WHEREAS**, the Chatham County Board of Commissioners has considered the request to rezone approximately 6.05 acres, being all or a portion of Parcel No/s 19435, located at/off 3060 Lystra Rd, Williams Township, from Mobile Home Non-Conforming (MH-NC) to R-1 Residential to develop the site for uses allowed within the R-1 Residential zoning 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 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 public health, safety and general welfare. The mobile home sites are no longer in use and the park is considered non-conforming. R1 zoning matches the zoning on the majority of the property in the area and this will maximize the residential tax base. This zoning is more appropriate for the area and allow for one or more single family dwellings to be built on the property.; 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 within the Rural area of the land use plan. Low density development is considered single family homes and some commercial designed to protect the function and form of rural character. If mobile home parks were allowed in today's standards, they would more than likely need to be located within a Compact Community area of the land use plan.

Pg. 66, Strategy 5.2 encourages residential development types that fit the character of different areas of the County. This immediate area is R-1 residential with single family dwellings on larger lots.

Pg. 68, Land Use Policy 9 encourages limiting development in conservation areas. This property abuts land designated at Parks and Protected lands. Limiting development to single family residential aids in keeping buffered protections from development away from these areas.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Rezoning the property to R1 will decrease traffic when compared to the prior use as a mobile home park. The property has direct access to Lystra Road so no easements are needed.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. County water is available to the site however, the site currently has wells on-site that previously served the mobile home park. There are also private septic systems on the property. Should they choose to utilize the existing septic systems, inspection and permitting by Environmental Health (EH) will be needed. Should they decide not to utilize them, abandonment procedures with EH are required and the same applies to the wells should they choose not to utilize them.

Any future development of the site will adhere to all current county regulations. The property is located within the WSIV-IV Protected Area watershed and there is no floodable area noted on the property. Built upon area is not calculated for single residential lot development.; 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. 19435 and being approximately 6.05 acres as depicted on Attachment "A", located at/off 3060 Lystra Rd, from MH-NC to R-1 Residential, 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:

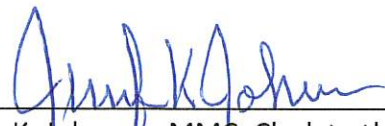
1. None

3. This ordinance shall become effective upon its adoption.

Adopted this 19th day of August, 2024

  
\_\_\_\_\_  
Mike Dasher, Chair  
Chatham County Board of Commissioners

ATTEST:

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





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**ATTACHMENT A**

Tax Parcel 19435, being 6.05 acres, located at 3060 Lystra Rd., Williams Township, rezoned from Mobile Home Non-conforming (MH-NC) to R-1 Residential.

