



Established 1771

CHATHAM COUNTY COMMISSIONERS

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Karen Howard, Vice Chair
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David Delaney
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COUNTY MANAGER

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Resolution of the Chatham County Board of Commissioners

APPROVING A CONSISTENCY STATEMENT AND STATEMENT OF REASONABLENESS FOR THE APPROVAL OF A UNIFIED DEVELOPMENT ORDINANCE FOR CHATHAM COUNTY, NORTH CAROLINA

WHEREAS, the Chatham County Board of Commissioners recognizes the need to consolidate, clarify, and modernize land use and development regulations to promote orderly growth and development in the County; and

WHEREAS, the Board has undertaken a comprehensive update to its land development regulations and engaged with County staff, Planning Board, Advisory Boards and Committees, community stakeholders, public agencies, and other local entities to create a Unified Development Ordinance that reflects the vision, values, and future development goals of the County as outlined in the County's Comprehensive Plan and other planning polices; and

WHEREAS, the Unified Development Ordinance has been drafted in accordance with state law, and has been crafted to streamline processes, enhance predictability, and provide clear guidelines for land use, environmental management, subdivision, zoning, and other development practices; and

WHEREAS, the Chatham County Board of Commissioners finds that the adoption of this Unified Development Ordinance will enhance the County's ability to manage land use, improve quality of life, ensure environmental protection, support economic development, and promote an equitable approach to land use management for all current and future residents of Chatham.

WHEREAS, the Chatham County Board of Commissioners finds that the adoption of this Unified Development Ordinance is consistent with the ten goals listed in Plan Chatham and as follows:

1. Preserve the rural character and lifestyle of Chatham County.
2. Preserve, protect, and enable agriculture and forestry.
3. Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use centers.
4. Diversify the tax base and generate more quality, in county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.
5. Conserve natural resources.
6. Provide recreational opportunities and access to open space.
7. Provide infrastructure to support desired development and support economic and environmental objectives.
8. Become more resilient by mitigating, responding and adapting to emerging threats.
9. Provide equitable access to high-quality education, housing and community options for all.
10. Foster a healthy community.

NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that, for the reasons set forth above, and presented documentation are found to be consistent with the county land use plan and are determined to be reasonable and in the public interest.

Adopted, this 18th day of November 2024, by the Board of Commissioners of Chatham County, North Carolina.

Mike Dasher, Chair
Chatham County Board of Commissioners

ATTEST:

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