



COUNTY COMMISSIONERS

Karen Howard, Chair
Katie Kenlan, Vice Chair
David Delaney
Franklin Gomez Flores
Amanda Robertson

COUNTY MANAGER: Bryan Thompson

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

Stephen Stafford

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 3.91 acres, being all or a portion of Parcel No/s 9815 and 64619, located at/off 14897 US 421 S, Gulf Township, from R-1 Residential to CD-RB Conditional District Regional Business to develop the site for a self mini warehouse 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 made; 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 a mini-outdoor storage facility 8.5 miles from this proposed site. With a new subdivision that has been approved in the Goldston planning jurisdiction and others in the process of submitting, this service can provide temporary storage of items that projected homebuyers may need. This service can also benefit the county and residents in Lee County by providing an enclosed, indoor storage facility in close proximity to current and upcoming development.; 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 Village Center node of the land use plan. Page 39, Goal 1 is being met by providing commercial uses in Village Centers without impacting rural nodes. Page 39, Goal 3 is being met locating in an area to compact growth of non-residential development by locating new development within ETJs or County centers. Page 39, Goal 4 is supporting employment opportunities and adding the non-residential tax base. Page 63, Land Use Policy 3 is supported by locating a mix of uses within the existing and future center nodes.

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Page 103, natural resources are being preserved by keeping 74% of the site undeveloped and no streams or wetlands affected.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The facility will utilize the existing driveway located on Gulf Road (side road off US 421) and will be brought up to NCDOT commercial driveway standards as well as fire access standards. Traffic generation is expected to be approximately 1-5 vehicles per day, which does not affect the current capacity for US 421.

The landscape plan has a 20 ft Type A, opaque buffer on the sides and rear of the parcel. The front will have a 20 ft Type B, semi-opaque buffer and any outdoor storage will be screened with an opaque fence.

There will be one sign on the property fronting on US 421 that will meet county ordinance regulations.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The proposed on-site stormwater device will be a wet pond with a riser to control outlet flow and meet county stormwater requirements.

The property can develop a total of no more than 36% impervious surface for the entire project.; 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. 9815 and 64619 and being approximately 3.91 acres as depicted on Attachment "A", located at/off 14897 US 421 S, from R-1 Residential to CD-RB Conditional District Regional Business, GulfTownship 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 landscaping plans as reviewed by the CCAC for this submittal request shall be followed. Any deviations from the plan will require re-review by the CCAC and planning staff. Periodic inspections of the landscaping shall be made to ensure survival and meeting landscape buffer requirements.
2. A building permit shall be obtained and remain valid at all times within two (2) years of the date of this approval or this approval becomes null and void.
3. All land disturbing activity shall be reviewed and approved by the Watershed Protection Department prior to any land disturbance to ensure no water features, streams, storm drainage ditches, etc. are present or for any associated riparian buffers that are impacted.

Standard Site Conditions

4. 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 set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

Standard Administrative Conditions:

6. 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.



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7. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditional listed above.
8. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's entirety shall be void.
9. 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 18 day of August, 2025

Karen Howard, Chair
Chatham County Board of Commissioners

Applicant/Representative for the applicant signature

(By signing this Ordinance, you agree to its findings and any subsequent conditions or approvals that may be required upon development of the site)

ATTEST:

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

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ATTACHMENT "A"

Tax parcels 9815 and 64619, being approximately 3.91 acres total, located at 14897 US 142 S, Gulf Township, rezoned from R-1 Residential to CD-RB Conditional District Regional Business

