



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**

Vikas & Gunsan Laad dba Whistling Woods

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 19.43 acres, being all or a portion of Parcel No/s 96061, located at/off 2676 Farrington Point Rd, Williams Township, from CD-NB Conditional District Neighborhood Business to R-1 Residential to develop the site for agricultural and agritourism purposes, 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. seen in the zoning map below, the property was rezoned to Conditional District Neighborhood Business in July 2024 for an Event Venue. Since that time the applicants have decided to scale back and want to start a rose production garden through ag exemption. They plan to apply for and provide documentation of bona-fide farm status. They would be providing roses for local florists and the public.

Once established, they plan to have a small scale agritourism event venue on the property to hold gatherings such as weddings, birthday parties, etc. Please note that this is a general use rezoning request and that the boards should not make a recommendation or decision based on any proposed use or site plan.; 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 parcel is located within the Rural node of the Comprehensive Land Use Plan as seen in the map below. The application includes that a rezoning to the R-1 Residential district supports Plan Chatham and the Future Land Use and Conservation map by maintaining agricultural and rural areas with small scale supporting uses that can be developed under an agricultural exemption.

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The goal strategies of the LUP are to employ approximately 4-5 employees to run and manage the farming aspect therefore creating jobs in the area. It could produce tourism by allowing visitors to come and enjoy the open space, the landscape, and purchase roses that are grown on site. The plan is to utilize county water for irrigation and for the future barn to hold small scale events. They will maintain natural areas with limited disturbances therefore protecting natural resources.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The application includes that traffic will be generated for the farming, approximately 2-3 landscaping trucks per week, use by the general public to purchase roses, and on the weekends for events in the future.

Because this will remain residential agricultural, no change in the landscape is proposed. The applicant does plan to plant some additional evergreen trees on the roadside of the property for visual screening and protection. The existing ponds are to remain, and they plan to install fountains in them. Under an agricultural exemption, the property is exempt from zoning regulations. However, the applicant states they will have minimal lighting for the farming activities and future event space, and signage will be placed at the entrance of the farm.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. At this time, they will connect to the county water system for irrigation and in the future for restrooms for an event space. There is an existing driveway that is proposed to be used for access, but NCDOT will make a final determination on access to the property.; 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. 96061 and being approximately 19.43 acres as depicted on Attachment "A", located at/off 2676 Farrington Point Road, from CD-NB Conditional District Neighborhood District 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 18 day of August, 2025

Karen Howard, Chair
Chatham County Board of Commissioners

DocuSigned by:

Vikas Laad

8/4/2025

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"



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