

**COUNTY COMMISSIONERS**

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

COUNTY MANAGER: Bryan Thompson

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

Roopchard Yanamadala and Renuka Tummala

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 66.017 acres, being all or a portion of Parcel No/s 5350, located at/off 3378 Christian Chapel Church Rd, Cape Fear Township, from R-1 Residential to Conditional District Regional Business (CD-RB) to develop the site for a recreational 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 are being alleged. ; 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 has been an increase in requests for this type of facility, and none exist within this vicinity in Chatham County or Wake County. There will be employment opportunities for those operating and maintaining the facility. It will promote surrounding retail and commercial uses by attracting residents and visitors to the area.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof.

- Per the Future Land Use and Conservation Plan map, the property is located within a Rural node which promotes a mix of uses including agriculture, large lot residential, supporting services, and home-based businesses. It is also located within the Employment Center node in Plan Moncure making this a transitional use while maintaining the rural character of the area.
- Goal 1- preserves rural character and lifestyle of the County by implementing recreational space that utilizes natural characteristics.
- Goal 6- provides recreational opportunities and access to open space.

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- Goal 10- foster a healthy community by supporting active lifestyles with several options for activity.; and
 - No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The use is not anticipated to generate significantly increased traffic with the bulk of use being on the weekends. There will be no access from abutting properties, and the TIA Memorandum states Christian Chapel Road is able to handle a significant number of trips that this use will produce.; and
 - No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. . The project is permitted up to 36% BUA without curb and gutter. Watershed Protection. No septic will be needed as they have been approved for the use of port-a-Jons. A well will be utilized for drinking water when and if needed.; 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. 5350 and being approximately 66.017 acres as depicted on Attachment "A", located at/off 3378 Christian Chapel Church Rd, from R-1 Residential to Conditional District Regional Business (CD-RB), Cape Fear 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. All required modifications recommended by the Appearance Commission shall be implemented on a revised site plan prior to applying for a Commercial Zoning Compliance permit and before any land disturbing activity can begin. The CCAC and planning staff may inspect landscaping at any time to ensure viability and continuance for meeting the required landscape buffers.
2. The mound designs as well as the confirmed type of turf to be installed shall be approved by the Watershed Protection Department prior to purchase or any land disturbing activity.
3. The project is required to obtain a delineation of stream buffers and wetlands by an environmental professional prior to construction approval. The permit issued by the US Corps of Engineers will be an after-the-fact permit and will also cover the proposed impacts by the road crossing. Soil Erosion and Sedimentation control plans can be reviewed and approved prior to the 401/404 approvals being received, however the land disturbing permit cannot be issued until they are received.
4. Pitch No. 4 may not have any activity until after 12 noon on Sundays.
5. No lighting, whether permanent or temporary, shall be permitted. Operations shall be dawn to dusk.

Standard Site Conditions

6. 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 to or variations to any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
7. 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 plating process.

Standard Administrative Conditions:

8. 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.
9. Continued Validity – The continued validity and effectiveness of this approval was expressly

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conditioned upon the continued compliance with the plans and conditions listed above.

10. 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 20 day of January, 2026

Amanda Robertson, 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 5350, located at 3378 Christian Chapel Church Rd., Cape Fear Township, being approximately 66.017 acres

