



# Chatham County, NC

## Legislation Text

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**File #:** 18-2523, **Version:** 1

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Discussion by the Board of Commissioners to evaluate zoning options for vacant business properties in formerly unzoned areas of the county.

### **Action Requested:**

Discussion by the Board of Commissioners to evaluate zoning options for vacant business properties in formerly unzoned areas of the county.

### **Introduction & Background:**

During the October 16, 2017 Commissioners meeting, planning staff provided an update on the business properties made non-conforming by the extension of residential zoning to previously unzoned areas adopted in August 2016. At the conclusion of that meeting the Board voted unanimously for staff to move forward with meeting with property owners to determine if they wanted to rezone their property.

### **Discussion & Analysis:**

In early January 2018 planning staff mailed letters to owners advising them that their property fell within one of the following three categories: property is eligible for rezoning, property qualifies as a home occupation, or there was no business activity occurring and therefore not eligible for rezoning of home occupation status. The letters for the properties that are eligible for rezoning also included the recommended zoning classification based on the use occurring on the property. A proposed zoning classification was included in the notifications based on the commissioners' prior direction provided during an August 2016 meeting.

Since the letters were mailed in January 2018 several Commissioners have discussed offering additional flexibility to the owners of business properties. Specifically, the discussion has focused on properties that have been used for business purposes, but which are currently vacant. Of the 249 properties eligible for rezoning there are approximately 35 that appeared to be vacant when staff visited the sites in 2017.

### **How does this relate to the Comprehensive Plan:**

Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

### **Recommendation:**

Discuss the issue and provide direction to staff.