



**CHATHAM COUNTY COMMISSIONERS**

Jim Crawford, Chairman  
Diana Hales, Vice Chair  
Mike Dasher  
Karen Howard  
Walter Petty

**COUNTY MANAGER**

Renee Paschal

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**Ordinance of the Chatham County Board of Commissioners**

**AN ORDINANCE AMENDING THE ZONING MAP  
OF CHATHAM COUNTY**

**For** Elkins Sawmill, Inc.

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Elkin's Sawmill, Inc. to rezone approximately 57.41 acres of the 71.775 acres, being all or a portion of Parcel No.5595, located at / off King Road in Moncure, Cape Fear Township, from R-1 Residential to IH Heavy Industrial to expand current operations and allow for other opportunities as defined in the Zoning Ordinance, 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 four (4) 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. The applicant is not claiming an error in the Ordinance, but notes that the zoning is inadequate and unreasonable based on the existing heavy industrial zoning in the area and a nuclear power facility within close proximity that includes large tracts of land owned by Duke Energy.; 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. The applicant stated this area has historically been used for industrial uses or is zoned for those uses. The total acreage for the parcel is 71.775 and a portion of the property on the north side of King Road is zoned Heavy Industrial leaving approximately 57.41 acres zoned residential.

The applicant states the surrounding area is not desirable for residential use based on existing uses that include a nuclear power plant, brick manufacturer, and a sawmill. Additionally, large portions of the surrounding area were zoned industrial in the early 1990s. The uses for the adjoining properties appear to be primarily in forestry use, including property in Wake County.

Those properties are owned by Duke Energy and include Sharon Harris Lake area and the nearby nuclear plant. ; 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 adopted Land Conservation and Development Plan directs development to areas suitable for different land use categories. The plan includes that “more intensive land uses, e.g. commercial, high density residential and industrial, are concentrated in or near Chatham’s existing towns, in designated economic centers and in clustered and mixed use developments.” The Moncure-Haywood area is listed on Page 34 as a location that “may take advantage of industrial potential in the area, together with extensive transportation and water/sewer infrastructure.”; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The applicant states that their current business operation needs to expand and their desire is to remain active in the county to support employment opportunities and revenue; and

**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

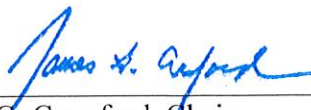
1. The Application to rezone a portion of the property described as Parcel No. 5595 and being approximately 57.41 acres remaining on the 71.775 tract as depicted on Attachment “A”, located at/off King Road, Moncure, from R-1 Residential to IH Heavy Industrial, Cape Fear Township is approved and the zoning map is amended accordingly.


2. The following Conditions shall also be approved as part of this Ordinance approving the rezoning. They are:

None

3. This ordinance shall become effective upon its adoption.

Adopted this 20th day of November, 2017

  
James G. Crawford, Chair  
Chatham County Board of Commissioners

ATTEST:   
Lindsay K. Ray, NCCC, Clerk to the Board  
Chatham County Board of Commissioners



ATTACHMENT "A"

Being the remainder of Parcel 5595 consisting of 57.41 acres of the 71.775 acre tract.

