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ATTORNEYS AND COUNSELORS AT LAW

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March 2, 2018

Mr. Jason Sullivan  
Planning Director  
Chatham County  
P. O. Box 54  
Pittsboro, North Carolina 27312

Dear Jason:

I write in regard to the proposed rezoning of approximately 687.71 acres located along Moncure Flatwood Road and Christian Chapel Church Road to Industrial Heavy. The subject property is currently zoned R-1 and Industrial Heavy Conditional Use. A portion of the subject property was incorrectly identified by the county as being zoned Industrial Heavy as part of the recent acquisition by Moncure Holdings, LLC. We bring this zoning case to correct that error and to facilitate development of the Moncure Megasite planned for this area by Chatham County.

We address the following items as required in Section 19.4.C of the Chatham County zoning ordinance:

Alleged Error in the Ordinance which Would be Remedied by the Proposed Amendment

The current residential zoning does not comply with the Chatham County Comprehensive Plan ("Comprehensive Plan"), which designates the subject property as a part of an Employment Area. The Chatham County zoning ordinance and state law mandate that zoning be done in accordance with a comprehensive plan. Were this property to be rezoned today, a residential zoning district could not be properly applied.

Changed or Changing Conditions which Make the Proposed Rezoning Reasonably Necessary

The proposed rezoning is reasonable and in the public interest. The subject property is ideally suited for industrial land uses because of its location in close proximity to transportation infrastructure, including four lane roads and railroad access, the ready

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availability of utilities and compatible land uses in the nearby and surrounding area, such as the brick company, the coal ash storage facility and the nearby Shearon Harris nuclear power plant. In fact, several of these parcels were originally obtained by CP&L as a part of the development of Shearon Harris many years ago. There is little existing residential in the area, and what there is located on larger lots and is separated from the proposed industrial zoning.

In addition, we understand that Chatham County will be filing a zoning case for the Industrial Heavy zoning district on property immediately adjacent to property subject to this site and known by Chatham County Parcel numbers 5842 and 5379 that together total 987.14 acres.

Manner in which the Proposed Rezoning Will Carry out the Intent and Purpose of the Adopted Land Use Plan

The proposed rezoning complies with Comprehensive Plan, and is reasonable and in the public interest. The Comprehensive Plan identifies this area as an Employment Center and refers to this specific area as the Moncure Megasite Area. Employment Centers are targeted for future job-generating uses, including industrial uses such as those permitted within the Industrial Heavy zoning district. Further, the Industrial Suitability map referenced by the Chatham County Comprehensive Plan identifies these tracts as suitable for industrial use.

Other Circumstances, Factors and Reason which the Applicant Offers in Support of the Proposed Amendment

The proposed rezoning will support a healthy employment and tax base in Chatham County. Industrial land uses, such as defense technologies, pharmaceuticals, food processing and manufacturing, agricultural biotechnology and the like, are large employers that will bring additional employment opportunities to the Moncure area.

An analysis of the existing Chatham County tax base within the Comprehensive Plan acknowledges a need for additional industrial tax base. As of the date of the plan, the Chatham County industrial and commercial tax base comprised only 8% of the total. By comparison, adjacent counties such as Wake, Lee and Durham have a commercial and industrial tax base in the range of 20% to 40% of the total. The anemic industrial tax base in Chatham requires residential property owners to raise revenue for need county services. New investment and job creation in these areas will assuage these disproportionate impacts on residential land owners.

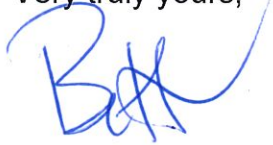
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The proposed rezoning implements Chatham County's visions for the Moncure Megasite, and corrects an error made by the county in misidentifying the existing zoning for a portion of the property. We ask that you support our proposal.

Attached are a map of the subject property and a legal description of the included parcels.

Do not hesitate to contact me with questions. Thank you for your time and consideration.

Very truly yours,



Elizabeth C. Trahos

ECT:bt

**Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.**

Legal notices are mailed to these owners so please type or write neatly

- |  |  |
|--|--|
| (1) Larry Oakley and Laurie Oakley<br>5558 Old US #1<br>Moncure, NC 27559                                | (2) McGill Environmental Systems<br>634 Christian Chapel Church Road<br>New Hill, NC 27562         |
| (3) Triangle Brick Company<br>6523 N. C. Highway 55<br>Durham, NC 27713                                  | (4) Timothy Holder et al.<br>P. O. Box 1622<br>Lillington, NC 27546                                |
| (5) William Rogers<br>1454 Autry Road<br>Lillington, NC 27546  | (6) Gary Ruhl and Elaine Ruhl<br>186 R Family Road<br>New Hill, NC 27572                           |
| (7) Carolina Power & Light Co.<br>Attn: Land Management<br>P.O. Box 1551-PEB3A<br>Raleigh, NC 27602-1551 | (8) Garlene Grogan and Patricia Proctor<br>205 Flintshire Road<br>Winston-Salem, NC 27104          |
| (9) Bonnie Jones Ammons<br>707 Hugo Street<br>Durham, NC 27704   | (10) Donald Browning, Jr. and<br>Thomas A. Browning<br>117 Canter Place<br>Durham, NC 27712        |
| (11) Catherin Gunter and<br>Thomas Gunter<br>5027 Highway 90<br>Conway, SC 29526                         | (12) ITAC 27, LLC<br>c/o Real Estate Management<br>121 N. Columbia Street<br>Chapel Hill, NC 27514 |
| (13) Moncure Holdings, LLC<br>2717 New Hill-Olive Chapel Road<br>New Hill, NC 27562                      | (14) Wilfred Branthwaite<br>2617 Sweetbriar Drive<br>Durham, NC 27704                              |
| (15) George Woodall<br>P.O. Box 1127<br>Fuquay-Varina, NC 27526  | (16) Patsy Creecy<br>4401 Roller Court<br>Raleigh, NC 27604  |

Larry Oakley and Laurie Oakley  
5558 Old US #1  
Moncure, NC 27559

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Patsy Creecy  
4401 Roller Court  
Raleigh, NC 27604

## Legal Description

Beginning at a found capped iron pipe at the easternmost common boundary corner between Tract 5 now of formerly owned by Carolina Power and Light Company, Deed Book 1426, Page 465, Chatham County Registry and property now or formerly owned by George Woodall and further described in Deed Book 627, Page 1050, Chatham County Registry, as shown on the Survey by KCI Associates of NC entitled ALTA/NSPS Land Title Survey Lands Owned by TC & I timber Company, LLC; Carolina Power & Light Company; Donald & Thomas Browning, Cape Fear Township, Chatham County, North Carolina dated November 17, 2017 (the "Survey"), thence the following thirty-two courses and distances:

- 1) S87.00.52E 804.21F to a point;
- 2) N03.29.39E 386.03F to a point;
- 3) N88.54.34E 771.03F to appoint;
- 4) N21.15.53E 2172.69 to a point;
- 5) S89.03.15E 355.48F to a point;
- 6) S88.25.33E 1260.66F to a point;
- 7) S15.25.57E 398.39F to a point;
- 8) S60.01.50W 1094.12 F to a point;
- 9) S60.03.44 W 349.99 F to a point;
- 10) S02.27.35W 1359.78 feet to point;
- 11) S 87.08.55E 66.06F to a point;
- 12) S36.23.20E 849.21F to a point;
- 13) S 38.21.23E 1388.25F to point;
- 14) S36.5 E 700f to a point;
- 15) S0137.33.27E 185.05 F to appoint;
- 16) S37.5E 330F to a point;
- 17) S01.12.39 404.62F to a point;
- 18) S04.23.53 E 931.10 to a point;
- 19) S02.53.09E 3038.31 to a point;
- 20) S79.14.50E 198.2 to a point;
- 21) S02.32.26W 2642.25 to a point;
- 22) N89.15.31W 714.16 to a point on the east side of Moncure Flatwood Road;
- 23) N01.08.23E 2668.14F t a point;
- 24) N 89.38.46W 710.66F to a point;
- 25) N00.47.38E 661,63F to a point;
- 26) N89.17.37W 3133.95F to a point;
- 27) N00.38.29E 985.93F to a point;
- 28) N89.03.25W 1446.83 feet to a point;
- 29) N02.52.00W 2810.52 feet to a point;
- 30) N88.20.53E 727.38 feet to a point;
- 31) N88.38.37E 1418.66 feet to a point;
- 32) N10.40.45W 2009.88 feet to the point and place of beginning.

LESS AND EXCEPT

Beginning at a found capped iron pin in the northern property line between Tract 5(A) now or formerly owned by Carolina Power & Light Company Deed Book 1426, Page 465, Chatham County Registry and Tract 2 (Clapp Tract) Deed Book 627, Page 1050, Chatham County Registry, as shown on the Survey; thence the following twelve courses and distances:

- 1) N03.31.29E 386.03F;
- 2) N88.54.34E 771.03F;
- 3) N02.15.53E 2172.69;
- 4) S89.03.15E 355.48F;
- 5) S88.25.33E 1260.66F;
- 6) S15.25.57E 398.39F;
- 7) S60.01.50W 1094.12F;
- 8) S60.03.44W 349.99F;
- 9) S02.27.35W 1359.78F;
- 10) S87.11.19E 66.01F;
- 11) S38.19.17E 123.04F; and
- 12) N88.40.46W 1435.24

Containing 686.45 acres more or less.