

## AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

### For Chatham County Board of Commissioners on behalf of Moncure Holdings, LLC

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by their own request on behalf of Moncure Holdings, LLC to rezone approximately 984 acres, being all or a portion of Parcel No. 5379 and 5842, located at or off the Moncure Flatwoods Road, Cape Fear Township, from CU Ind-H Conditional Use Heavy Industrial and R-1 Residential to Ind-H Heavy Industrial to help complete the creation of the Moncure Megasite in order to obtain certification as a possible development site for heavy industrial uses, 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. This request does not allege any error in the Ordinance.; 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. These parcels have been identified as needed to complete the creation of the Moncure Megasite in order to obtain certification. Chatham County has an option to later purchase these two parcels to allow the future development of the site. Currently, parcel 5842 has a conditional use heavy industrial zoning classification but the conditional use permit that was approved for it has long since expired leaving no permitted uses for the tract. This is background to say this area has historically been looked at as the appropriate area for industrial uses Chatham County has purchased an option to later purchase parcel #5379, which is currently zoned R-1 Residential. The parcel, along with parcel #5842, would constitute a portion of the "Moncure Mega Site", an area that is being readied for future industrial development. ; 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 Moncure Mega Site is shown on the Comprehensive Future Land Use Map as an "Employment Center". The Comp Plan describes Employment Centers as "targeted for future job-generating uses in settings that meet today's workplace expectations." Economic Development Policy #3 in

the Comp Plan states that the County should "continue to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure Mega sites to ensure future job creation in the County." Development of the Moncure Megasite is not possible unless it is zoned for heavy industrial use. Therefore, the requested rezoning of these two parcel to IND-H is critical to "developing and promoting" the Moncure Megasite to future employers, as supported in the Comp Plan.; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Page 20 of Plan Chatham, Chatham County currently has about 8% of the tax base being supported by commercial and industrial uses. This places an additional burden on residential property owners to pay for infrastructure and other services. Adjacent counties such as Wake, Lee and Durham yield approximately 20% to 40% of their tax base being supported by commercial and industrial uses. These properties are not within the Jordan Lake Buffer Rule areas and are located in the WSIV-PA watershed district. Some uses that could potentially be located within this site are listed in Table of Permitted Uses as allowed by right or "P" Permitted in the Chatham County Zoning Ordinance. There are also some uses that would require additional review and are listed as conditional use permits that have to be approved by the Board of Commissioners. This allows the County some flexibility over what types of industry it believes would benefit our citizens more appropriately. The Moncure Megasite is a 2,500+ acre assemblage under one ownership that is being promoted for industrial development. Access to a major four lane highways and a rail system make this area highly suitable for industrial and commercial uses.; 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. 5379 and 5842 and being approximately 984 acres as depicted on Attachment "A", located at or off the Moncure Flatwoods Road, from CU- Ind- H Conditional Use Industrial heavy and R-1 Residential to Ind-H 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 18 day of June, 2018

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Diana Hales, Chair  
Chatham County Board of Commissioners

ATTEST:

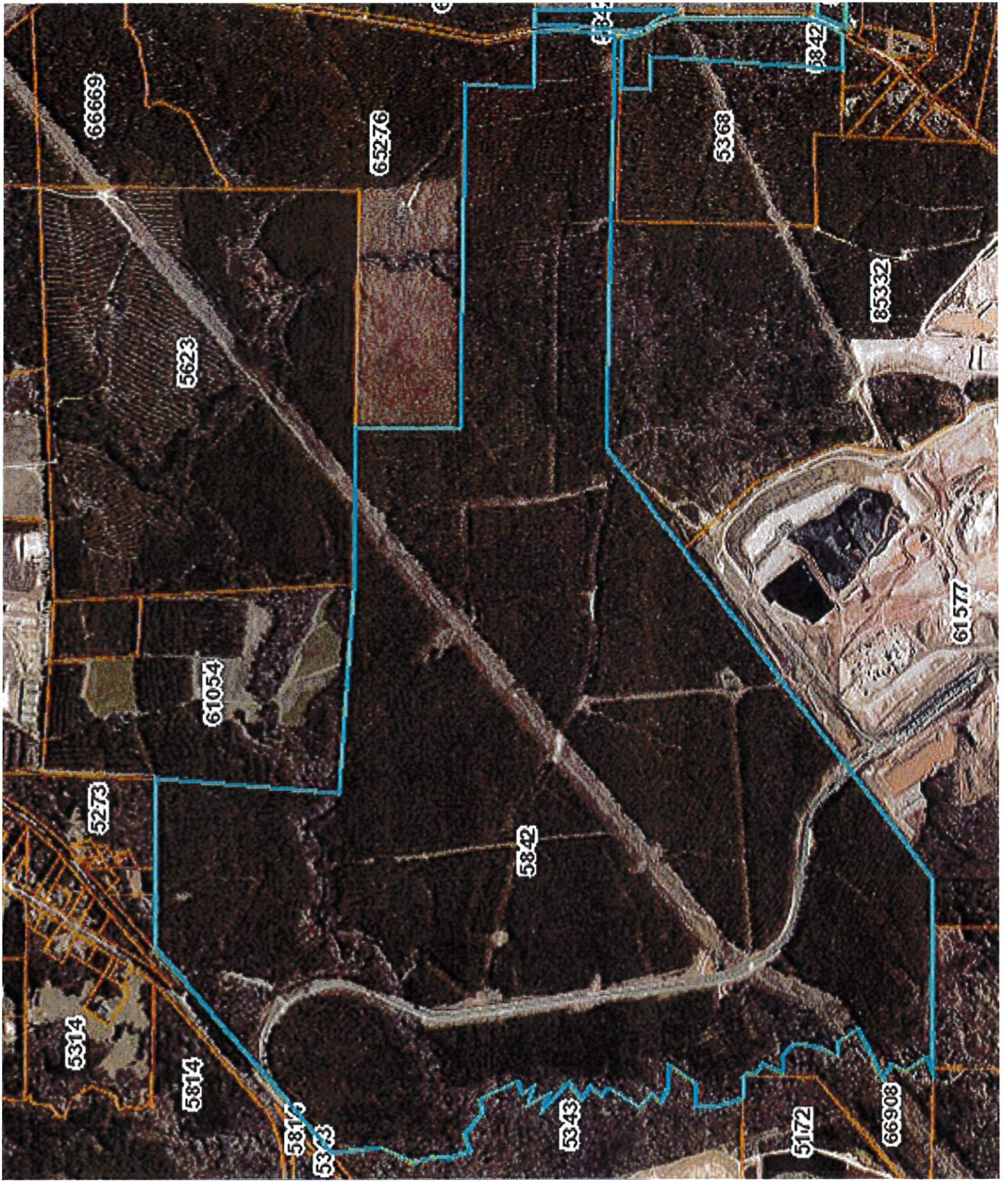
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Lindsay K. Ray, NCCCC, Clerk to the Board  
Chatham County Board of Commissioners



ATTACHMENT "A"

Tax parcels 5379 and 5842 containing approximately 984 acres rezoned to Heavy Industrial, Cape Fear Township





66669

65276

5368

5842

5623

85332

61054

61577

5273

5842

5314

5814

5816

5373

5343

5172

66908