

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY For Moncure Holdings, LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request by Moncure Holdings, LLC to rezone approximately 686.45 acres, being all or a portion of Parcel No. 65277, 66669, 5369 and 5623 and portions of 5620 and 65276, located at or off the Moncure Flatwoods Road and Christian Chapel Church Road, Cape Fear Township, from R-1 Residential and Conditional Use Heavy Industrial to Ind-H Heavy Industrial General Use 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. The application notes that the zoning ordinance does not correspond to the recommended future land use identified on the Future Land Use Map in Plan Chatham. This property is located within the Moncure Megasite Employment Center area.; 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 properties are surrounded by other heavy industrial uses such as a brick plant, coal ash storage facility and the nearby Shearon Harris nuclear plant. It is in close proximity to a controlled four lane highway and rail system. As part of the on-going process to establish a certified megasite there are two adjacent properties the Board of Commissioners have initiated rezoning to heavy industrial that are adjacent to properties under consideration with rezoning in this application. ; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Objective 3, page 41 of Plan Chatham encourage providing a place for more high quality, in-county jobs and an opportunity to reduce out-commuting of Chatham residents for work. Page 45 of Plan Chatham includes the future land use map which highlights this areas as appropriate for industrial use. Page 47 Employment Center specifically notes the Moncure Megasite area in support of

rezoning to get the site certified as required. Page 55, ED Policy 3 states to continue to develop and promote this megasite area to ensure future job creation in the County.; and

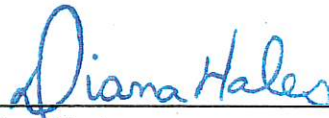
No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Page 20 of Plan Chatham, Chatham County currently has about 8% of the tax base being supported by commercial and industrial uses. This places more of the tax burden on residential property owners to pay for infrastructure and other services. Adjacent counties such as Wake, Lee and Durham have 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; 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. 65277, 66669, 5369 and 5623 and portions of 5620 and 5276 and being approximately 686.45 acres as depicted on Attachment "A", located at or off the Moncure Flatwoods Road and Christian Chapel Church Road, from CU- Ind- H Conditional Use Industrial heavy and R-1 Residential to Ind-H Heavy Industrial General Use, 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:

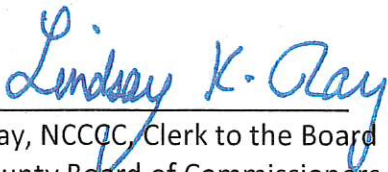
None
3. This ordinance shall become effective upon its adoption.

Adopted this 18 day of June, 2018



Diana Hales, Chair
Chatham County Board of Commissioners

ATTEST:



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



ATTACHMENT "A"

Tax parcels 65277, 66669, 5369 and 5623 and portions of 5620 and 6576 containing approximately 686.45 acres rezoned to Heavy Industrial, Cape Fear Township

