



## CHATHAM COUNTY COMMISSIONERS

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## COUNTY MANAGER

Dan LaMontagne

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## Ordinance of the Chatham County Board of Commissioners

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

Brendie Vega on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Brendie Vega on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, to rezone approximately 249.036 acres, being all or a portion of Parcel No/s 5321, 5604, 5620, 5814, 92449, 92883, 92884, located at/off Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd, Cape Fear Township, from R-1 Residential to Industrial Heavy to develop the site for general use for permitted uses under the Industrial Heavy district, 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 five (5) 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. No error in the ordinance is being claimed; 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 rezoning request is to bring the remainder of the properties controlled by the applicants into the same entitlements and zoning classifications as the existing neighboring similar use in proximity to the subject site.

The properties are included, or are in close proximity, to multiple Employment Center nodes on the Comprehensive Land Use Plan, as well as existing IND-H, Heavy Industrial zoning districts. The amount of land of the properties surrounding the rezoning request are about even between R1, Residential, and IND-H, Heavy Industrial.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. by rezoning these properties to IND-H, Heavy Industrial, an influx of employment opportunities will enable residents to live and work in the County rather than commute to surrounding metropolitan areas. These properties are within, or within close proximity to the Employment Center identified on the Comprehensive Land Use Plan Map.

Several sections and policies of the Comprehensive Land Use Plan are referenced that support the rezoning request:

- Economic Development
  - o Policy 2: Encourage growth in designated Employment Centers, towns, and other appropriate locations.
  - o Policy 3: Continue to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure megasites to ensure future job creation in the County. ; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. There is no proposed tenant with this request, but once a developer is interested, all regulations will be followed in accordance with what is required. The applicant states that when the site is to be developed that Sections 10, 12, 13, and 15, along with any other applicable regulations, will be met.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Future development will coordinate with the Public Works Department in order to ensure appropriate water connections are planned and provided. The site will be served by the Regional Airport Sewer Extension Project that is currently under construction. It is anticipated that this sewer connection will provide sufficient service to the site, and permits are in place allowing the discharge of up to 244 thousand gallons per day. Due to the size of the megasite, there will be a variety of internal road improvements through and between the subject parcels. Stormwater and erosion control will be controlled in accordance with the Watershed Protection Ordinance. A 100 foot minimum vegetative setback on both sides of perennial streams and Best Management Practices will be incorporated to minimize water quality impacts. ; and

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

1. The Application to rezone all of the property described as Parcel No/s. 5321, 5604, 5620, 5814, 92449, 92883, 92884 and being approximately 249.036 acres as depicted on Attachment "A", located at/off Old US 1, Pea Ridge Rd, Christian Chapel Church Rd, and Moncure Flatwood Rd, from R-1 Residential to Industrial Heavy, Cape Fear Township is approved and the zoning map is amended accordingly.

2. As part of this approval, the following conditions are also approved and shall be followed at all times:

None

3. This ordinance shall become effective upon its adoption.

Adopted this 17 day of May, 2021



Mike Dasher, Chair  
Chatham County Board of Commissioners

Brendie Vega Brendie Vega

Responsible Representative/Applicant

(By signing this document, you agree to all findings as noted and any conditions therefore imposed above)



ATTEST:

*Lindsay K. Ray*

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



ATTACHMENT A

