



COUNTY COMMISSIONERS

Karen Howard, Chair
Franklin Gomez Flores, Vice Chair
Mike Dasher
Diana Hales
Robert Logan

COUNTY MANAGER: Dan LaMontagne

Ordinance of the Chatham County Board of Commissioners

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

For: Edward Holmes Jr as known as Gateway Park

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 18.2 acres, being all or a portion of Parcel No/s 5151, 5811, 68060, 5258, located at/off 1213 Pea Ridge Rd and 0 Pea Ridge Rd, Cape Fear Township, from R-1 Residential and CD-CB to Neighborhood Business (NB) to develop the site for potential supporting commercial, business, and retail uses within the growing area of Moncure, 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. The applicant is claiming no 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. Changing conditions in the Moncure area over the last couple of years has sparked multiple interest in rezonings. This request is for Neighborhood Business in hope of offering opportunities for goods and services to be available near the industrial zoning. Currently, there is one convenience store with fuel and a community market near this area; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Per the application materials, Chapter 2 of Plan Chatham includes the following:

- Located within an Employment node of the Plan
- Employment opportunities
- Increase in tax value and raises the tax base
- Pedestrian connectivity to the proposed County park

Per the application, Chapter 3 of Plan Chatham includes the following:

- Water will be served by the County water system
- Proposing to enter into an agreement with the public sewer from Sanford that will serve the VinFast site

- Stormwater to meet current County requirements; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The application includes the following information in support of the request:

- May serve as a gateway to the TIP Innovation sites
- Located on a major corridor away from residential use
- Will provide pedestrian connectivity to the proposed county park
- Proposes transit stops for the Chatham Transit system
- All matters of development will be complied with once a concept plan is formulated; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. . Top Chord Way will continue to serve as a service road to the parcels it currently serves and any subsequent development from this rezoning request.; 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. 5151, 5811, 68060, 5258 and being approximately 18.2 acres as depicted on Attachment "A", located at/off 1213 Pea Ridge Rd and 0 Pea Ridge Rd, from R-1 Residential and CD-CB to Neighborhood Business, 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:

1. None

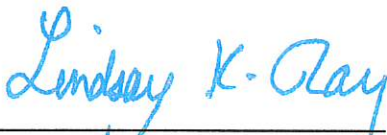
3. This ordinance shall become effective upon its adoption.

Adopted this 21 day of November, 2022



Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:



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





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ATTACHMENT A

Tax Parcels 5151 (8 acres), 5811 (1.86 acres), 68060 (1.6 acres), 5258 (6.742 acres), 1213 Pea Ridge Rd and 0 Pea Ridge Rd, Cape Fear Township

