



CHATHAM COUNTY COMMISSIONERS

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

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Established 1771

Resolution of the Chatham County Board of Commissioners

Approving a Consistency Statement and Statement of Reasonableness for the Approval of

A Rezoning Request by MAD Pea Ridge LLC (Midpoint Logistics)

WHEREAS, the Chatham County Board of Commissioners has reviewed the application to rezone Parcels 5585 and 5807 being approximately 199.92 acres (the "Amendment") and finds that the same is consistent with the Chatham County Land Conservation and Development Plan; and

WHEREAS, in addition, the Chatham County Board of Commissioners considers the Amendment to be reasonable and in the public interest because This area is in the Rural designation of the Comprehensive Land Use Plan, but within close proximity the Moncure Megasite employment center node and an employment center node surrounding the interchanges at Pea Ridge Road and US 1. Additionally, adjoining parcels have been zoned to an industrial zoning designation albeit prior to the adoption of the Comprehensive Plan.

The industrial suitability map, page 21, shows this area as "high" for industrial/commercial uses which can assist in balancing the tax base per page 20 of Plan Chatham (supports Goal 4 of Chapter 3.2). Chapter 4, Land Use Policies, Policy 2 recommends directing development to planned growth areas and economic development of those areas. The Moncure Mega site has started.

Because of all the interest and activity within and around the Moncure Megasite/TIP, the county is currently working with consultants to prepare a small area plan to guide development in and around this area and identify any changes to the Unified Development Ordinance. ;

NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that, for the reasons set forth above, the Amendment and presented documentation are found to be consistent with the county land use plan and are determined to be reasonable and in the public interest.

Adopted, this the 21 day of November, 2022

Handwritten signature of Karen Howard

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Handwritten signature of Lindsay K. Ray

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

