



COUNTY COMMISSIONERS

Karen Howard, Chair
Mike Dasher, Vice Chair
Franklin Gomez Flores
David Delaney
Katie Kenlan

COUNTY MANAGER: Dan LaMontagne

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

Russ Anderson

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 15 acres, being all or a portion of Parcel No/s 5518, located at/off 5749 Old US 1, Cape Fear Township, from R-1 Residential to General Use Light Industrial (IL) to develop the site for future use, 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 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. Due to the fast-changing industrial makeup of the Moncure area with the construction of a new FedEx distribution warehouse, the announcement of the auto manufacturer, VinFast, and the other multiple rezonings, the applicant seeks to rezone the parcel adjoining his other property where the boat and rv storage facility is. This would allow for more employment opportunities and increase in tax value.

The property is currently land locked and located on a major highway therefore making less desirable for residential development. Access to the property would be through the existing boat and RV storage facility, Parcel 92203. Should NCDOT remove access to New Elam Church Road, he will seek an alternate access via Obler Road where the Land Hunter Storage facility has been constructed which is zoned Industrial Light.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. Chapter 2, page 14, Economics and Growth recognize the county is growing at a fast pace and encourages businesses and industry to locate here to balance residential growth. This property is not suited for residential development and therefore supports this objective. Chapter 3, page 41, Objective 4, this goal can be achieved by the rezoning which will allow for diversity in the tax base, provide job opportunities, and strengthen the

support for existing businesses. Chapter 4, page 55, Recommendation 02, this rezoning located within an Employment Center node fosters the possibilities of increase employment opportunities.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. The current access to the parcel is through the applicant's adjoining property that front on New Elam Church Rd. Future access may be needed depending on the proposed NCDOT reconfiguration of New Elam Church Road. Regulations on lighting, setbacks, landscaping, signage, and parking will be complied with once an end user has been identified and site plans submitted for review.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The site will utilize the county water system and private septic. Stormwater controls will follow the Chatham County Storm Water Ordinance regulations.; 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. 5518 and being approximately 15 acres as depicted on Attachment "A", located at/off 5749 Old US 1, from R-1 Residential to Light Industrial, 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

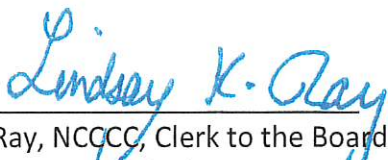
3. This ordinance shall become effective upon its adoption.

Adopted this 17 day of January, 2023



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 parcel 5518 being approximately 15 acres, Cape Fear Township, from R-1 Residential to IL Light Industrial

