



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**

Because of His Grace

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 9.71 total acres, being all or a portion of Parcel No/s 77640, 80540, 94921, 5588, located at/off 4295 Old US 1, Cape Fear Township, from R-1 Residential to General Use Neighborhood Business (NB) to develop the site for future small scale business, 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 growth projections in the Moncure area and with the onset of several rezonings to industrial zoning designation in the surrounding area, these properties can be utilized to support the future employment centers and major manufacturing jobs already approved. This rezoning could provide a small-scale commercial retail in support of the 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. Page 14 Economics & Growth- these properties will have the ability to provide for general retail and commercial uses to support the growing industrial opportunities that have been or will be approved in this immediate area. Page 24 Housing and Demographic Trends- a large subdivision in the Moncure area has already been approved. There has been interest in multi-family housing possibilities due to the industrial employment jobs being proposed in this immediate area. Residential areas can benefit from local commercial and retail services and will be needed if housing increases as projected. Page 62 Land Use Policy 2- these properties will have access to the county water system but will utilize on-site septic for wastewater. Page 103 Natural Resources – the project is allowed up to 36% built upon area keeping the remaining 74% undeveloped which protects the natural resources.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. A general commercial/retail business will generate traffic. Per 2020 vehicle counts, approximately 3700 ADT are on Old US 1. A proposed use for these properties could generate an additional 170-200 ADT and the road can currently support up to 14,000 ADT.

Specific site plan requirements will be reviewed by the appropriate county departments when an end user is identified. This will include a review by the Chatham County Appearance Commission for landscaping, lighting, signage, parking, etc. and shown to comply with all county regulations.

Additional road improvements are proposed by NCDOT in the vicinity of these parcels in response to the Vinfast announcement and are part of Phase 2.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. There are blue line streams noted on the adjacent property per the below NRCS maps. No other water features noted on these parcels. The property fronts on Old US 1, has access to county water, and will utilize a private septic system until which time public sewer may be available.

The owner of the property stated the rezoning of these parcels would open up opportunities for a new small business that could in turn help to support his missions from his church in Lee County. He stated they want an end user that will complement the surrounding industry.; 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. 77640, 80540, 94921, 5588 and being approximately 9.71 total acres as depicted on Attachment "A", located at/off 4295 Old US 1, from R-1 Residential to NB, 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

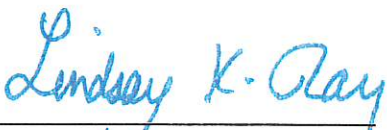
3. This ordinance shall become effective upon its adoption.

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 Parcels 77640, 80540, 94921, 5588 being a total of 9.71 acres, Cape Fear Township, from R-1 Residential to NB Neighborhood Business

