



**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**

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**WHEREAS**, the Chatham County Board of Commissioners has considered the request to rezone approximately 15.25 acres, being all or a portion of Parcel No/s 5336, 5584, 84340, and 5577, located at/off Old US 1, Cape Fear Township, from R-1 Residential and MH-NC 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. With the recent industrial rezonings of the Moncure Mega site, TIP West and East, the Midpoint Logistics, and approvals of FedEx and VinFast, the applicant wishes to provide property for complementing small scale business, retail, or office. Rezoning to NB could bridge a gap between residential and industrial uses to help the commercial center to expand in the Moncure area. There are no public improvements required at this time, employment opportunities would increase, and the tax revenue will help diversify the dependence on residential taxes.; 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 – Issues and Opportunities - Even though the parcels are located within the Rural designation area of the Comp Plan, the surrounding area has and is being marketed as industrial and business development. These rezoning would lend to a different demographic of employment needed in order to support the other much larger development projects already approved or that will be locating here. This type of rezoning will help retail leakage going outside of the county.

Chapter 3 – Goals and Objectives – Pg 41-42 encourage diversifying the tax bases and providing employment opportunities especially based on the location, demands, and needs of the county residents. These parcel site between

two Economic Center nodes of the Comp Plan, are located on a highway road, and wedged between industrially zoned properties. ; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Traffic: no significant traffic impact anticipated by the proposed rezonings. Visual Impact & Screening: once an end user is identified, they will be required to develop a site plan that will be reviewed for consistency with the Zoning Ordinance and a review by other various departments. Lighting, noise, emergency services, and signage will all go through reviews and permitting once a site plan has been developed.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. This site will be served by county water. Sanitary sewer will be designed and permitted by county and/or state agencies. Access will be directly from Old US 1. Stormwater is planned to be managed on-site as required by the Chatham County Stormwater Ordinance and the NC Department of Environmental Quality (NCDEQ); 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. 5336, 5584, 84340, and 5577 and being approximately 15.25 acres as depicted on Attachment "A", located at/off Old US 1, from R-1 Residential and MH-NC 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 20 day of March, 2023

  
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Karen Howard, Chair  
Chatham County Board of Commissioners

ATTEST:

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





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ATTACHMENT A

Tax parcels 5336, 5584, 84340, and MH-NC, being approximately 15.25 acres total, Cape Fear Township

