



COUNTY COMMISSIONERS

Mike Dasher, Chair
Karen Howard, 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**

for Edward Holmes Jr

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 22.945 acres, being all or a portion of Parcel No/s 95339 and 5276, located at/off 190 Top Chord Way, Cape Fear Township, from R-1 Residential to Ind-L Light Industrial to develop the site for uses allowed within the Light Industrial zoning district, 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 errors in the Ordinance are 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 approval of the new FedEx distribution center, an auto manufacturer, and several rezonings in this immediate area, these parcels are now adjacent to light industrial and neighborhood business on three sides. The applicant received a general use rezoning to Neighborhood Business on the properties to the west and light industrial zoning was approved in 2022. This proposed zoning will be consistent with rezoning activity in this area. The property to the south is owned by the county and will be developed for a new park.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. The newly adopted Plan Moncure shows this area within an Employment Center as well and within the Pea Ridge Road Interchange Area Concepts, page 48. This area encourages a mix of uses and also a conservation area along Pea Ridge Road. Page 33 states that the actual width of the conservation space has not been determined but will be in the proposed new UDO. The Land Use Map shows this area as an Employment Center. Page 47 states these centers are targeted for future job-generating uses. This mix includes industrial, office, and supporting retail. The Moncure mega site is specifically noted.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. These parcels tie into the surrounding properties that have received rezonings to help support Triangle Innovation Point. This rezoning will be part of a transition of zoning districts from Neighborhood Business, to Light Industrial, followed by Heavy Industrial. With the new road network proposed by NCDOT, Top Chord Way will be incorporated into those changes that support commercial and industrial uses. It is projected to be realigned to extend further south of the interchange; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The property will be served by County water and wastewater is anticipated to be provided by the City of Sanford. Capacity needs will be determined once an end user is identified.

Stormwater will follow Chatham County 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. 95339 and 5276 and being approximately 22.945 acres as depicted on Attachment "A", located at/off 190 Top Chord Way, from R-1 Residential to Ind-L 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 15 day of April, 2024



Mike Dasher, Chair
Chatham County Board of Commissioners

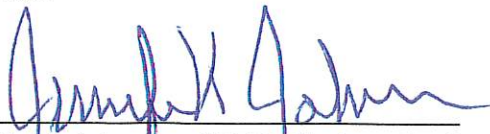




Applicant/Representative for the applicant signature

(By signing this Ordinance, you agree to its findings and any subsequent conditions or approvals that may be required upon development of the site)

ATTEST:



Jenifer K. Johnson, MMC, Clerk to the Board
Chatham County Board of Commissioners



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ATTACHMENT A

Tax parcels 95339 and 5276 rezoned to Ind-L Light Industrial, being a total of 22.945 collective acres, located at 190 Top Chord Way, Cape Fear Township

