

# Rezoning Christian Chapel Church Road

*R-1 to Ind-H*



# Property Overview and Land Use Context

Triangle  
Innovation  
Point

Duke Energy

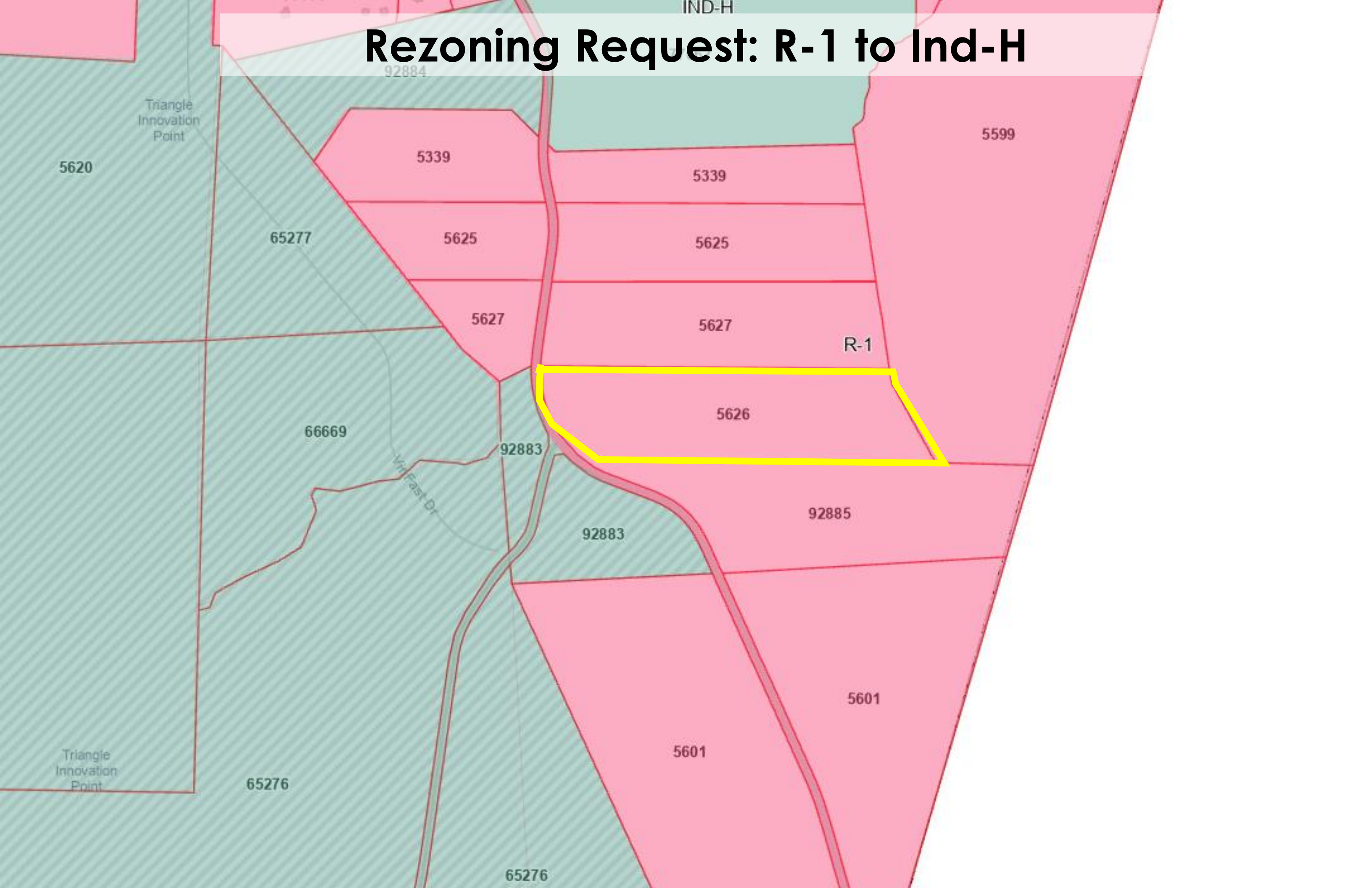
VinFast  
Manufacturing  
Facility

Duke Energy





# Rezoning Request: R-1 to Ind-H





## *Employment Center*



These centers are targeted for future job-generating uses in settings that meet today's workplace expectations. The mix of uses includes industrial, office, and supporting retail, restaurant, service, recreation, and lodging uses. Residential uses may include small-lot detached homes, attached units (townhomes) and multifamily units (e.g., stacked flats, lofts, and upper floor units), provided residential development is incorporated into the Employment Center on parcel(s) that meet specific criteria (e.g., proximity and access to US-1) and such development becomes a supporting use, as defined in the UDO. Locational criteria for residential units would apply.

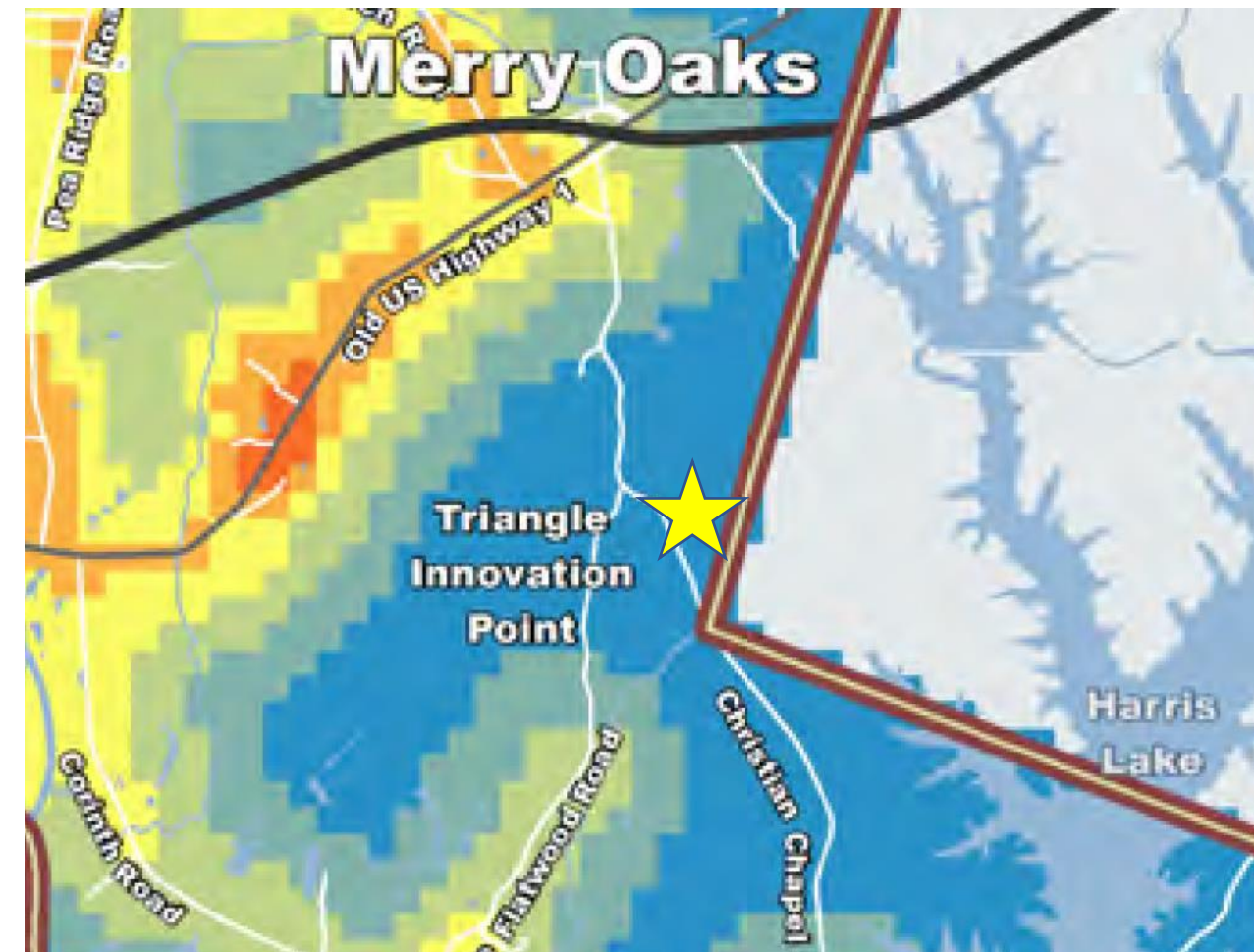
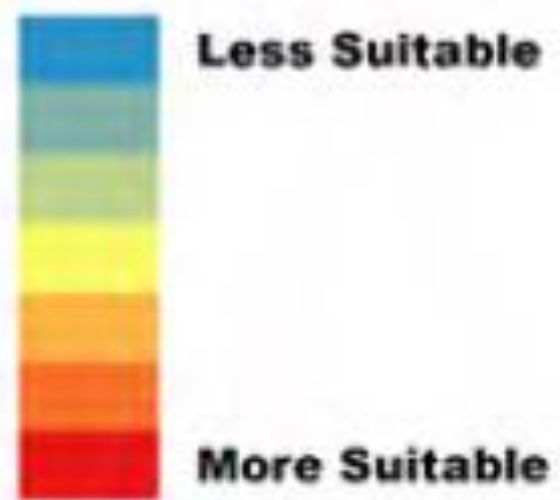


**RECODE** | **PLAN**  
**CHATHAM** | **MONCURE**



# RECODE | PLAN CHATHAM | MONCURE

## Residential Suitability



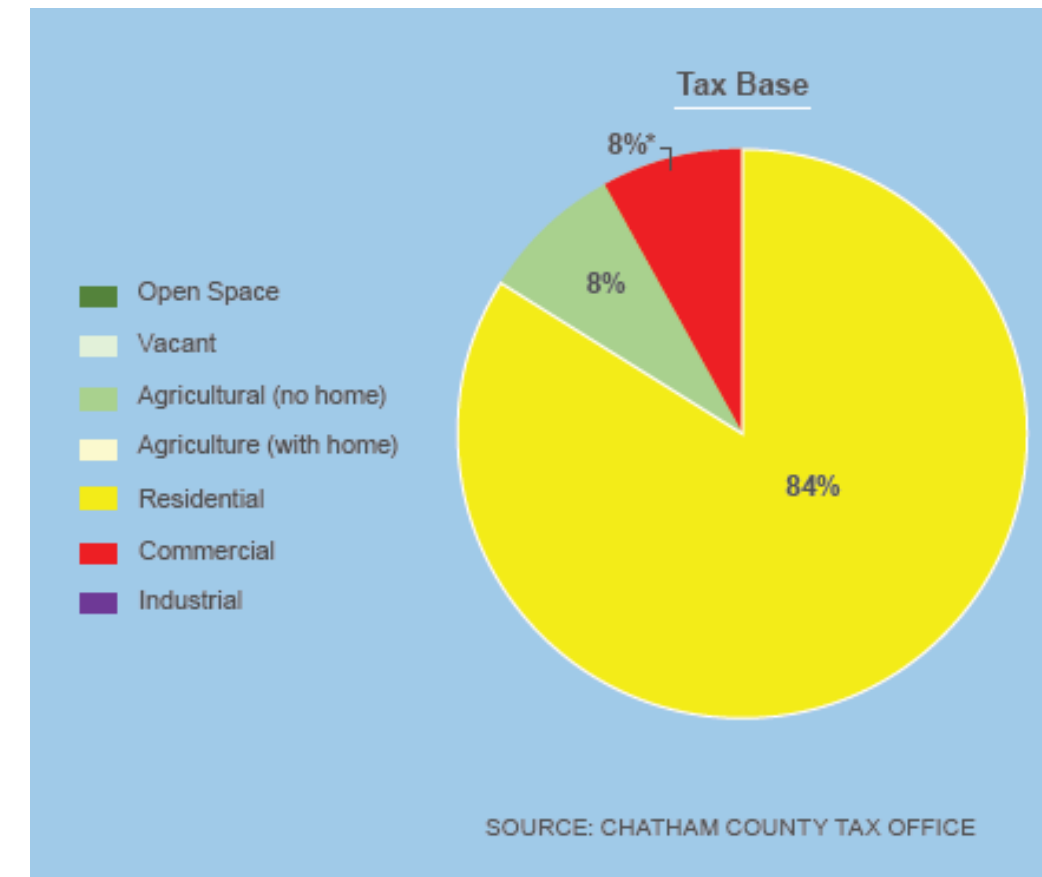
# Consistent Land Use Plan Policies

**Strategy 1.2.** Modify zoning regulations to allow for more flexibility for rural business that have minimal impact on adjacent properties, traffic, and rural character.

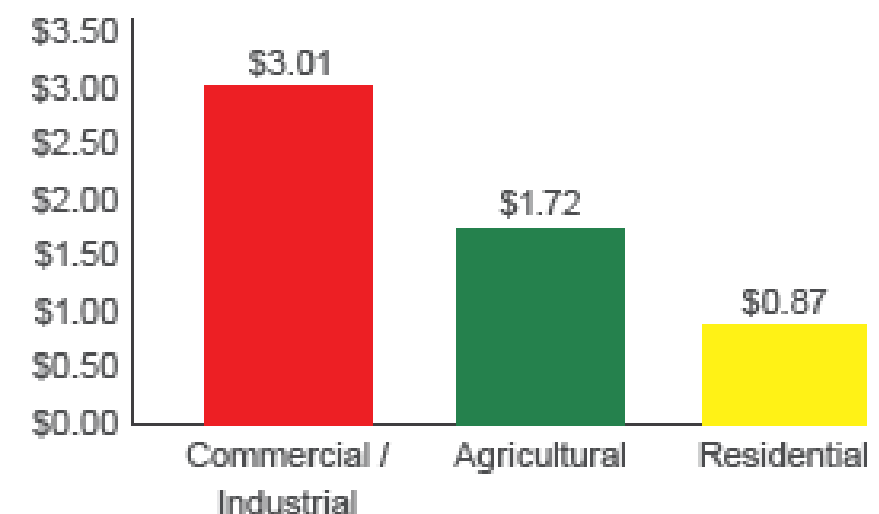
**ED Policy 2.** Encourage growth in designated Employment Centers, towns, and other appropriate locations.

**ED Policy 3.** Continue to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure megasites to ensure future job creation in the County.

**Goal 4.** Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.



Revenue for Every Dollar of Public Services by Land Use Type





# Rezoning is in the Public Interest

- **Consistent with Plan Moncure**
  - Consistent with Employment Center designation
  - Help satisfy projected demand for supportive industrial space
- **Consistent with Chatham Land Use Plan**
  - Help balance residential heavy tax base
  - Promote Triangle Innovation Point
- **Appropriate area for industrial uses**
  - No existing adjacent residential uses
  - VinFast manufacturing facility to the west, Shearon Harris nuclear plant to the east
  - No longer suitable for residential uses per Plan Moncure

