



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 Renago, Inc.

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 37 acres, being all or a portion of Parcel No/s 5626, located at/off Christian Chapel Church Rd, Cape Fear Township, from R-1 Residential to Ind-H Heavy Industrial to develop the site for uses allowed within the Heavy 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 public health, safety and general welfare. This parcel is located opposite the VinFast auto manufacturing site on Christian Chapel Church Road and larger Triangle Innovation Point megasite.

In 2023, the county adopted the small area plan for Moncure. The previously approved manufacturing facilities and the anticipated growth will generate the need for supporting industrial space. Plan Moncure specifically states the demand for these types of services in Appendix B, pages 4-5.

This site sits between the VinFast auto manufacturing site and a Shearon Harris nuclear power plant. Plan Moncure designates this area as an Employment Center which calls for industrial and non-residential uses and states it is less suitable for residential development due to its location to these other heavy industrial uses.; 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 & Opportunities – The proposed rezoning will help to facilitate the development of industrial uses which require fewer services from the county and help rebalance the tax base.

- Chapter 3: Goals & Objectives – Goal 4 diversity of the tax base can be accomplished. It is located in a Rural designation in the land use map but within the Employment Center of Plan Moncure to aid in establishing a community-based vision to guide the further of southeastern Chatham County.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Christian Chapel Church Rd is an approved NCDOT state-maintained road and designated as a “secondary route”. The majority of parcels along the road frontage are undeveloped. Once an end-user is identified, NCDOT will evaluate any proposed impacts and traffic assessments. Other reviews and permitting such as site plan, access, stormwater, etc. will all be required to be reviewed by the County before any construction may begin.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The property does not have access to public water or sewer so it is anticipated that well and septic will be utilized in the future development of the site. The property is located within the WSIV-Protected Area watershed, not within the Jordan Lake rules. Up to 36% of the site can be developed in impervious surface (BUA). ; 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. 5626 and being approximately 37 acres as depicted on Attachment “A”, located at/off Christian Chapel Church Rd, from R-1 Residential to Ind-H Heavy 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 July, 2024

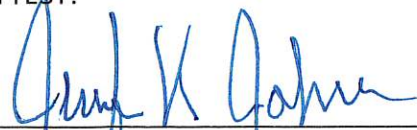


Mike Dasher, Chair
Chatham County Board of Commissioners



Matthew J. Carpenter
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 Parcel 5626, being approximately 37 acres, located off Christian Chapel Church Rd., Cape Fear Township, rezoned from R-1 Residential to Ind-H Heavy Industrial.

