



COUNTY COMMISSIONERS

Amanda Robertson, Chair
Franklin Gomez Flores, Vice Chair
Karen Howard
Katie Kenlan
Mike Roberson

COUNTY MANAGER: Bryan Thompson

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

EC PropCo, LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 292.288 acres, being all or a portion of Parcel No/s 5377, 5376, 78264, and 5470, located at/off Christian Chapel Church Road, Cape Fear Township, from R-1 Residential to Ind-H Heavy Industrial to develop the site for future uses as permitted in the Zoning Ordinance under the Ind-H 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 made; 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. Plan Moncure was adopted in October 2023. It shows these properties fully located within the Employment Center node area. This site is about 400 ft from the TIP project area and promoted for industrial growth.; 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 rezoning of these parcels falls within the Employment Center designation for Plan Moncure. Page 32 of Plan Moncure states that industrial development is confined to the area south of US 1. Page 88 references this area as being between Old US 1 and Christian Chapel Church Road for economic development.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. NCDOT will review the driveway permit once a site plan and end user have been identified. Traffic volumes have not been calculated stating the STIP #HE-0006 has three phases of improvements that may be made for Christian Chapel Church Road.

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The site will be accessed by one main entrance. The industrial park has +/- 2800 linear feet of frontage so the majority of the viewshed corridor will be protected.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. Landscaping, lighting, noise, and signage will all meet the Chatham County requirements. Public water is available via an existing line on Christian Chapel Church Rd served by Tri-River and this project plans to connect. The owner will also try to extend the sewer line currently located on the VinFast site for sewer support if Tri River Utilities agrees.

Watershed Protection regulations for erosion control and stormwater will also be met. The properties are located within the WSIV-Protected area outside of the Jordan Lake Buffer Rules. Impervious surface is limited to 36% without curb and gutter, 24% with curb and gutter. The project plans to treat stormwater through an underground stormwater control measure. There are no floodable areas on the property, however, there are several blueline streams noted on the NRCS maps that will need to be buffered.; 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. 5377, 5376, 78264, and 5470 and being approximately 292.288 acres as depicted on Attachment "A", located at/off Christian Chapel Church Road, 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 27 day of July, 2026

Amanda Robertson, Chair
Chatham County Board of Commissioners

ATTEST:

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



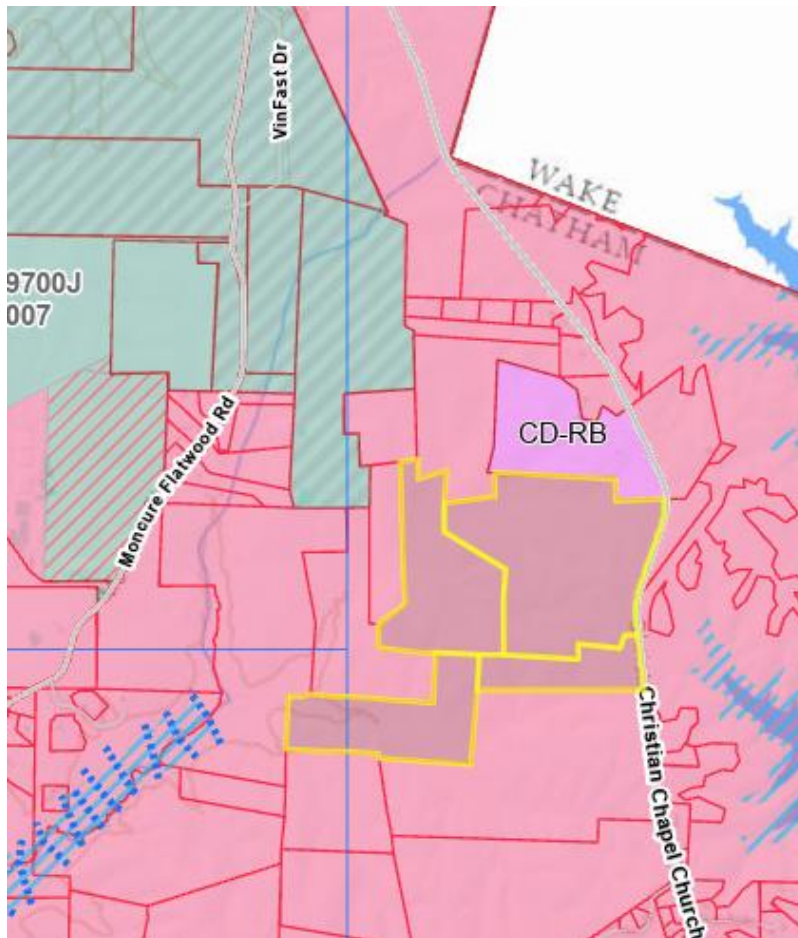
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Attachment A

Tax parcels 5377, 5376, 78264, and 5470, being approximately 292.288 acres in total, located off Chrisitan Chapel Church Road, Cape Fear Township



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