



COUNTY COMMISSIONERS

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

Resolution of the Chatham County Board of Commissioners Approving an Inconsistency Statement and Statement of Unreasonableness

Zoning Map Amendment for Parcel Nos. 5377, 5376, 78264, and 5470

WHEREAS, in accordance with N.C.G.S. ¶ 160D-605, the Chatham County Board of Commissioners hereby denies the request to amend the Chatham County Zoning Map for the property owned by EC PropCo, LLC, located off Christian Chapel Church Road, Cape Fear Township, and identified as Parcels Nos. 5377, 5376, 78264, and 5470, from R-1 Residential to Ind-H Heavy Industrial.

WHEREAS, the proposed rezoning is not consistent with the goals, objectives, and policies of Plan Chatham or Plan Moncure.

WHEREAS, the proposed rezoning is not reasonable and is not in the public interest, for the following reasons:

1. The subject parcels total approximately 292.288 acres on the western side of Christian Chapel Church Road.
2. The subject parcels are currently unimproved.
3. The subject parcels are designated as in Employment Center in the Plan Moncure. (Plan Moncure, p. 33).
4. The Employment Center designation includes a mix of uses including “industrial, office, and supporting retail, restaurant, service, recreation, and lodging uses.” (Plan Moncure, p. 39).
5. The area surrounding the subject parcels is primarily zoned R-1 Residential and CD-RB Conditional District Regional Business.
6. The subject parcels and the surrounding areas are intended to be an employment center, with uses such as office, and supporting retail, restaurant, service, recreation, and lodging uses, that provides a transition from the heavy industrial area west of the subject parcels to land across the street which is designated for parks/preservation and is adjacent to Harris Lake.
7. The land across the street is designated as “Parks and Protected Lands” in Plan Chatham, which designation emphasizes public/open space, passive and active recreation uses, and limited residential uses. (Plan Chatham p. 49). It is designated as “Conservation” in Plan Moncure, which are areas with concentrations of natural assets. (Plan Moncure, pp. 33, 35).
8. The proposed heavy industrial zoning is not consistent with the surrounding uses and planned uses in the immediate vicinity.

Integrity — Respect — Collaboration — Community — Equity — Service — Accountability

NOW, THEREFORE, BE IT RESOLVED, by the Chatham County Board of Commissioners that, for the reasons set forth above, the proposed amendment is found to be inconsistent with the adopted land use plans and is not reasonable or in the public interest, and the Board of Commissioners hereby denies the proposed Zoning Map amendment.

Adopted, this the 17th day of August, 2026

Amanda Robertson, Chair
Chatham County Board of Commissioners

ATTEST:

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