



COUNTY COMMISSIONERS

Karen Howard, Chair
Katie Kenlan, Vice Chair
David Delaney
Franklin Gomez Flores
Amanda Robertson

COUNTY MANAGER: Bryan Thompson

Ordinance of the Chatham County Board of Commissioners

Amending the Zoning Map of Chatham County

TIP Gateway LLC

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone approximately 18.81 acres, being all or a portion of Parcel No/s 5841 and 66974, located at/off 680 Pea Ridge Road, Cape Fear Township, from R-1 Residential to General Use Regional Business (RB) to develop the site for permitted uses under Table 10.13 Table of Permitted Uses of the Zoning Ordinance, 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. The property is located within an area that has seen several rezonings to non-residential use over the last few years mostly after the VinFast announcement. The applicant noted that the Moncure Mega/Triangle Innovation Point site includes a new FedEx distribution facility, a proposed electric vehicle manufacturer, and other existing business and industrial uses in close proximity to these parcels, makes this the proper area for allowing supporting services.

The rezoning of the parcels could provide increased tax revenue for the county and provide employment opportunities for locals.; 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 3, Goal 3 CLUP - the rezoning supports lessening infrastructure burdens and long-term cost of providing services, it reinforces the area of commercial centers to the county and meets the incentive of locating up to 70% of new development within designated county centers.
- Chapter 3, Goal 4 CLUP – rezoning can diversify the tax base, create employment opportunities, create economic opportunity, and reduce out-commuting.

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

- Pg 39 Plan Moncure - rezoning within an Employment Center makes this a target for future job generating uses. It includes a mix of offices, supporting retail, restaurants, industry, and other such uses. An end-user has not been identified at this time therefore, the exact type of supporting business is not known.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Although an end-user has not been identified, the opportunity for employment, tax revenue, and supporting the community, the rezoning of these parcels would be the first step in complying with the adopted land use plans. All factors cannot be assessed but all county, state, or federal laws and regulations will be complied with if the property is rezoned and a use is identified.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. At the moment the property will be served by Chatham County Water until such time that Tri River takes over the system. The site will utilize on-site septic system until which time Tri River may offer connection to a public sanitary sewer line. Until an end-user is identified, capacity needs are not known.

Parcel 5841 is split between the RCSA and WSIV-PA watershed districts. The RCSA area is limited to 36% BUA without curb and gutter, 24% with, but does have the option to go to 50% with an approved SNIA (special non-residential intensity allocation). The WSIV-PA area is limited to no more than 36% BUA without curb and gutter, 24% with.; 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. 5841 & 66974 and being approximately 18.81 acres as depicted on Attachment "A", located at/off 680 Pea Ridge Road, from R-1 Residential to General Use Regional Business (RB), 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 the 16th day of June 2025.

Karen Howard, Chair

ATTEST:

Jenifer K Johnson, Clerk to the Board