

March 19, 2021

Chatham County
Chatham County Planning Board
80 E Street | PO Box 54
Pittsboro, NC 27312

**RE: Chatham County
Planning Board Questions
Chatham County Project: 2021 Moncure Megasite Rezoning
WR Project No. 02201365**

Dear Planning Board Members,

We are writing this letter in response to comments dated March 17, 2021. Each of the comments are repeated below, followed by our response.

General Comments

1. For parcel 5814, the additional 24 acres requested for rezoning borders a stream and over half the property is in a flood zone, so why is this property a good candidate for rezoning to heavy industry?

Response:

- *The site was thought to have been fully zoned, we have only learned recently that the entire Moncure Holdings, marketed as Moncure MegaSite, was not fully entitled as IH. The [Rezoning case from 2018](#) includes a [Brochure](#) from 2017 that shows the parcels in the [2021 request](#) being part of the Moncure MegaSite. This request is not due to any new acquisitions or plans for expansion, the parcels have been identified as "[Moncure MegaSite](#)" for some time.*
- *While part of parcel 5814 that is being requested for a rezoning in a flood zone, the eastern portion of the remainder parcel may serve as the location for an interchange. This concept can be seen on the [2D marketing material](#) attached.*
- *When site selection teams from a business or industry begin looking for a site for a location or relocation, one of the main criteria is to verify that the site has entitlements (appropriate zoning). While this site may not use the portion in question for anything other than infrastructure, it does not check the box for "appropriately zoned," and it might not get a second look from interested parties, they will move on to another site. In order to allow all site selectors to check the box on this site, all of the property needs to be zoned IH.*

2. For parcel 5604, will the requested rezoning of parcel 5604 make it easier for parcel 67198 to be rezoned as a hazardous waste facility?

Response:

- *There are currently no plans to request a rezoning for 67198. As you can see on [marketing materials](#), it has not been under consideration. If it has been explored by other groups, we are not aware.*

Janie Phelps Response:

- *Parcel 67198 will need to go through a rezoning process. That would be up to the Board of Commissioners and Planning Board to review the application, if one were to be submitted, and to make a determination at that time.*

3. For parcel 92884, how will the residential area be protected? Will there be an easement through residential properties, and if there is one existing, will it be abandoned?

Janie Phelps Response:

- *With a general use rezoning, there is no site plan attached. Once the property is proposed to be developed, a site plan to include overall layout, landscaping, building elevations, lighting, parking, access, etc. will be required to be reviewed and approved before any permits are obtained. Any part of a project must be covered under the zoning that is needed. If there is an agreement for an easement across residential property, this would need to be rezoned to the proper district.*

Response:

- *The public road shown to the north, would not be suitable for access to the site without significant improvements and ROW acquisition. [The parcel under consideration, 92884, gives the adjacent IH sites \(65277 & 5620\) access to Christian Chapel Church Road](#). This access point is important as it provides multiple ways into the IH area and gives first responders better accessibility to the site. This additional access point also distributes trips that are generated to multiple entrances thereby decreasing the opportunity for a major shut down should one entrance need to be closed.*

4. For parcel 5321, there is a stream that would need to be crossed in order to access and develop the property, and this seems to be a natural border between residential/agricultural and heavy industry, so why is this rezoning needed?

Response:

- *When site selection teams from a business or industry begin looking for a site for a location or relocation, one of the main criteria is to verify that the site has entitlements (appropriate zoning). This site, connected to larger parcel 5814, does not check the box for "appropriately zoned," and it might not get a second look from interested parties, they will move on to another site. In order to allow all site selectors to check the box on this site, all of the property needs to be zoned IH.*

5. Are there ongoing efforts to procure more land in that general area to be accompanied by requests for Heavy Industry rezoning, or will the owners be content to market this large acreage as is for the time being?

Response:

- *There are no ongoing efforts to procure more land in this general area by Moncure Holdings. As you can see from [marketing material](#) dated 2017/2018, these parcels were thought to have been rezoned to IH in previous rezoning cases.*

Sincerely,

WithersRavenel



Brendie Vega, AICP
Director of Planning

Included with submission:

- *Golden Leaf Foundation Grant* (<https://www.goldenleaf.org/grants/moncure-megasite/>)
- *Moncure Megasite 2D Rendering*
- *Moncure Megasite previous Zoning Cases*
- *Chatham County Comprehensive Plan' policies, strategies and action items regarding Moncure Megasite (attachments)*

Exhibits

❖ *Golden Leaf Foundation*

Moncure Megasite received a \$4,000,000.00 grant for Major Site Development Initiative.

“This grant provides funding to the City of Sanford to construct sewer infrastructure that will serve the Moncure Megasite which is located in Chatham County. The site is currently comprised of 855 acres, and the owners have contracts to purchase additional adjacent acreage. The Chatham County EDC will control ownership of the park through an option. The City of Sanford will provide sewer service and Chatham County will provide water. The City believes that the site will create 2,700 jobs within five years. Rail is on site, and electrical and natural gas services are available. Golden LEAF funds will be used for 85,300 linear feet of force main, a lift station, and other costs related to providing sewer to the site.”

❖ *Moncure Megasite 2D Rendering*

As shown from previous marketing material, parcels under consideration for rezoning have been marketed to potential users. The understanding was that the rezonings in 2018 accomplished the entitlements, however we recently discovered that was not the case. The parcels are not new acquisitions, and there are no plans to further acquire parcels by Moncure Holdings.



❖ *Moncure Megasite previous Zoning Cases*

2018

- <https://www.chathamcountync.gov/government/departments-programs/planning/rezonings-subdivision-cases/2018-items/moncure-megasite>
- <https://www.chathamcountync.gov/government/departments-programs/planning/rezonings-subdivision-cases/2018-items/moncure-holdings-llc-rezoning>

❖ *Chatham County Comprehensive Plan' policies, strategies and action items regarding Moncure Megasite (See attachments)*