



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

April 6, 2021

Re: Moncure Holdings, LLC Rezoning Request

Chatham County Planning Board,

Due to previous obligations we will not be able to attend tonight's (Tuesday, April 6<sup>th</sup>, 2021) Planning Board meeting to speak on the Moncure Holdings rezoning agenda item. We would like to add some additional comments to add context as the planning board makes their decision.

As the WithersRavenel Team has pointed out, the motive for this rezoning stemmed from an effort to tie up loose ends with the due-diligence of the site. Previously, the idea of the megasite development was to wait for one large-user to come in and take the entire megasite property. While that may still happen, there has been a strategic shift to break up the existing megasite and market the property as a park that houses various sized tenants.

With that shift, the more minor details such as the congruent zoning across all parcels being proposed tonight becomes more important. With smaller projects, each parcel goes under the microscope since the company is only looking at a smaller portion. Having a parcel with split zoning can cause a misunderstanding or put the park in a negative light to site selection consultants, company executives, and those who are making location decisions that the site is not viable for their project.

There a multitude of factors that go into a site selection decision such as the size of the site, utility requirements, construction timelines, workforce, zoning and many others. As a partner in developing this site for community benefit of Chatham County, we want check off as many of those boxes as we can to make the site as appealing as possible. Having the congruent zoning will help us with that.

This is an extremely important item to address, especially in the current market. The Raleigh-Durham metro, which the megasite is apart of, has seen a dramatic uptick in project activity over the past 6-9 months. Chatham County and the Research Triangle Region continues to draw national interest from businesses and residents, and this request will be another step towards preparing the site for industrial development that would reduce the tax burden on Chatham County residents.

We are excited about the jobs, investment, and tax base this project will bring once developed to our community and ask your support of this rezoning as we tie up this "loose-end" to help us do that. Thank you for your time and have a great night.

Sincerely,

Handwritten signature of Michael Smith in black ink.

Michael Smith, President

Handwritten signature of Sam Rauf in black ink.

Sam Rauf, Project Manager

PO Box 1627 | 964 East Street  
Pittsboro, NC 27312  
919-542-8274  
[chathamcdc.org](http://chathamcdc.org)