

..TITLE

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance: amend Section 10.13, Table of Permitted Uses, to revise footnote 3 to include connection to Town of Sanford water, in addition to the county water system. This footnote only applies to the Triangle Innovation Point advanced manufacturing park in Moncure.

..ABSTRACT

Action Requested:

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance: amend Section 10.13, Table of Permitted Uses, to revise footnote 3 to include connection to Town of Sanford water, in addition to the county water system. This footnote only applies to the Triangle Innovation Point advanced manufacturing park in Moncure.

Introduction & Background:

Periodically the Chatham County Zoning Ordinance is updated to reflect the ever-evolving needs of the county. The Chatham County Economic Development Corporation has identified a needed clarification to the Zoning Ordinance. This change is related to a potential project for the Triangle Innovation Point site. Applicants wishing to use the TIP site will require large amounts of water. While Chatham County Water is available the quantity of water available in that area of the county is insufficient for many of the potential developers of the site. Town of Sanford Water is also available and has the capacity to fulfill the needs of the site. The Zoning Ordinance Table of Uses needs to be updated to allow potential developers utilizing Town of Sanford Water and Sewer to be allowed by right in the areas of the County designated for the TIP site.

Discussion & Analysis:

Section 10.13, the Table of Uses currently has a footnote number 3 that says: When Chatham County Water and Town of Sanford Sewer Infrastructure is utilized the use is allowed by right. The new language for footnote 3 is proposed to read: When Chatham County Water or Town of Sanford Water and Sewer Infrastructure is utilized the use is allowed by right. Recent project requests considering the Triangle Innovation Point Site that would utilize Chatham and Sanford public infrastructure have needs that could exceed Chatham County's current water capacity. This change will keep the intended use of the language while providing additional clarity to what the reality of the development may be. This will allow developers of the TIP site to use Town of Sanford utilities and still have their use allowed by right. This amendment is simply a clarification to have the language in the ordinance match the intent.

The Board of Commissioners held the public hearing at the January 18th Meeting. There were no public comments and no questions from the commissioners. If the Planning Board thinks the request should be approved, the following consistency statement is provided for consideration:

The request to amend the Zoning Ordinance is consistent with Plan Chatham, the adopted county comprehensive plan, pursuant to Strategy 5.1 under the Economic Development Plan Element that reads “Promote appropriate targeted industries and commercial uses at Megasites and Employment Centers.”

The Planning Board, at their February 1st meeting, approved the above consistency statement and the proposed amendments with a unanimous vote.

How does this relate to the Comprehensive Plan:

Goal 7: Provide infrastructure to support desired development and support economic and environmental objectives.

Recommendation:

The Planning Board by unanimous vote (11-0) recommended adoption of a resolution approving the following consistency statement: **The request to amend the Zoning Ordinance is consistent with Plan Chatham, the adopted county comprehensive plan, pursuant to Strategy 5.1 under the Economic Development Plan Element that reads “Promote appropriate targeted industries and commercial uses at Megasites and Employment Centers.”**

The Planning Board by unanimous vote (11-0) recommended adoption of an ordinance amending the Zoning Ordinance to approve the amendments to Section 10.13, Table of Permitted Uses, to revise footnote 3 to include connection to Town of Sanford water, in addition to the county water system.