

Please address the following on a separate summary attachment:

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment **No alleged error in the Ordinance. Rezoning is proposed by the Board of Commissioners.**

2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary

a) Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

The subject parcel will become a part of the Moncure Mega Site, which is not only a desire, but a need for Chatham County. Due to wetlands areas on the Mega Site, and other development challenges, the subject parcels are necessary to allow for the construction of the intended automobile manufacturing facility and related uses. The development of the Moncure Mega Site, including the subject parcels, is an opportunity for the County to diversify its heavily agriculture-based economy and workforce to include a major employment center where a skilled workforce can blossom. It will promote the local economy by creating more employment opportunities for those who are currently commuting across County lines to find employment. The rezoning and future development of the site will be a catalyst for other opportunities for Chatham County. The proposed use of Heavy Industrial is desirable for this site so that it can become a part of the Mega Site development, which will create an employment center and an increase in the tax base for the community.

b) Survey of Similar Uses <Required> How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

The parcels included in this request are directly adjacent to the Moncure Mega Site. The General Shale Parcel is zoned IND-H but under a conditional use. This request brings these parcels into the same entitlements and zoning classifications as the rest of the Mega Site. The Chatham Siler City Advanced Manufacturing (CAM) located in the ETJ of Siler City is a similar use in proximity to the subject site. The Heavy Industrial site is approximately six square miles and will be an automotive plant. Per both Chatham County and Siler City UDO's, there are no limits on uses allowed in the county or surrounding area. The new instance of this use is essential to Chatham County because of the growth opportunities it will provide.

c) Public Provided Improvements <Required> Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.

At the time, there are no required services or public improvements needed by the county.

d) Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required vs. the tax revenue generated?

The subject parcels will become a part of the Moncure Mega Site and will benefit the county in both tax revenue and employment, keeping the Chatham County workforce in the County to earn and spend their income in their own community.

e) Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

As part of the Moncure Mega Site, these parcels will be a part of the advanced automobile manufacturing facility planned for the site. This facility will directly increase employment opportunities through the creation of new jobs. Heavy Industrial zones actively support employment opportunities and the marketing potential for the Mega Site. Positions and salaries will vary but the aim is to include a variety of opportunities from entry-level to professional.

3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof. You must note specifics from the plan/s giving reference to page number and section. In support of the Comp Plan, include the following references at a minimum:

a) CHAPTER TWO: (begins on page 13)

a. Issues and Opportunities

The Moncure Mega Site will not only increase potential employment opportunities, but economic growth. By rezoning the subject parcels to Heavy Industrial, an influx of employment opportunities will enable residents to live and work in the County rather than commute to surrounding metropolitan areas. According to land use trends, less than 1% of land use in Chatham County is zoned as Industrial, whereas over 75% is zoned as agricultural. Both industrial and agricultural industries currently account for 8% of the County's tax base. The rezoning of the parcels to become a part of the Mega Site will promote economic growth and provide a variety in skilled labor.

b) CHAPTER THREE: (begins on page 39)

a. Goals and Objectives

The rezoning of the subject parcels are in compliance with the objectives of Chatham County. Per the fourth objective of Chatham County, Heavy Industrial will diversify and increase employment opportunities within the county and reduce the need to travel out of county for work. The mega site will comply with the fifth objective by conserving natural resources with the assistance of landscape design and resource management. Including the subject parcels in the Mega Site allows for more construction layout flexibility and avoidance of wetland areas. The infrastructure of the site will also satisfy objective six and seven by supporting the local economy and efficiently be planned to promote a walkable, connective site. The incorporation of greenways and trails on site will effectively be in accordance with objective ten, promoting active lifestyle.

b. Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined.

The subject parcels will become a part of the Mega Site and will be developed as an advanced automobile manufacturing facility. The site will foster employment opportunities for residents and incorporate a community friendly environment where essential resources will be on site.

c) CHAPTER FOUR: (begins on page 51)

d) The minimum strategies to address are the following. You may include others as you deem supportive of your application.

a. Economic Development (page 53)

The proposed rezoning has a specific use, as outlined elsewhere in the application. It will increase employment opportunities by the nature of the zone and its intended use of a Mega Site. The Moncure Mega Site will actively follow Policy 2, 3, and 5 of the Economic Development by promoting the development and expanding employment opportunities within the county. The Moncure Mega Site will target businesses and reduce the need to travel out of county for such opportunities and encourage investment in the county.

b. Land Use (page 61)

The subject site will take into account Land Use Policy 4 and 5, ensuring future transit stops and development standards are complying with the community's goals and objectives and the company is currently working with County, State and federal agencies to ensure responsible development of the site. The Mega Site will also take Land Use Policy 12 into consideration; creating an efficient development that correlates with the county's objectives.

c. Natural Resources (page 103)

The Moncure Mega Site will incorporate landscape designs and stormwater management plans that comply with the standards. The site will follow Policy 1 and 2 by monitoring stormwater quality and preserving green infrastructure including Heritage Trees and natural features where practicable.

d. Parks and Recreation (page 117)

The Moncure Mega Site will prioritize Policy 2 and 3 of Parks, Recreation, and Open Space Concept by conserving green spaces and promoting connectivity where feasible. The mega site will actively work with Chatham County to support the preservation of green infrastructure.

4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment

a. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.,) and what will be the peak time of day for the traffic? Do you anticipate changes to

the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

The company is currently working with NCDOT to develop plans for needed road and traffic improvements to better serve the Mega Site, and to improve access within and between subject parcels. Coordination with the County and NCDOT is currently in the works as development plans are refined.

b. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?

As industrial uses are anticipated and the requested zoning is Heavy Industrial, future screening will be provided in accordance with the buffer requirements of Table 2: Landscape Buffer Requirements of Section 12.3 in the Chatham County Zoning Ordinance. Storage and Loading areas will also be provided on future plans as required by Sections 12.4 and 12.5, respectively, within the ordinance.

c. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?

The proposed industrial uses will require some amount of lighting. The subject parcels are currently surrounded by undeveloped land, rural residential dwellings, industrial uses, farmland, a gun range, and some civic uses. While the parcels are not surrounded by large number of residential uses, future lighting plans will emphasize cutoff lighting or lighting with a low upright rating on the BUG system. Future lighting plans will be in compliance with Section 13 of the Chatham County Zoning Ordinance.

d. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.

Noise generation is assumed to be industrial in nature. It is not anticipated that noise generated on the site will exceed the County Noise Ordinance. Future uses that expected to exceed the ordinance will obtain an approved permit prior to conducting operations.

e. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

The anticipated use will involve the use of chemicals and materials customary in the production of electric automobiles.. Any future materials will be handled and disposed of in accordance with all County, State, and Federal regulations.

f. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.

Final plans for signage at the site have not been developed at this time. Any future signage will comply with the requirements of Section 10.10.E of the Chatham County Zoning Ordinance.

g. Emergency Services <Optional>

Emergency services will be evaluated and coordinated at time of development through the Chatham County Development approval processes.

5. All other information required on this application or as offered by the applicant in support of the request.

a) Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (county water or private well)? If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.

The parcels are adjacent to or near county water mains, notably the 8" and 6" mains along Old U.S. 1 and a 12" main along Pea Ridge Road. Additionally, an 8" main exists along Corinth Road and a 6" main exists along Moncure Flatwood Road for any necessary southern connections. Future development will coordinate with the Public Works Department in order to ensure that appropriate water connections are planned and provided.

b) Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), or private septic. If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.

The site will be served by the Regional Airport Sewer Extension Project that is currently under construction. This project connects the City of Sanford sewer network to both the Raleigh Executive Jetport and the subject site. While specific uses for the site have not been finalized, it is anticipated that this sewer connection will provide sufficient service to the site. Permits are in place allowing the discharge of up to 244K gallons per day of treated water into the Haw River. There is a wastewater treatment facility located on the northeaster portion of the site.

c) Water/Sewer Impact Statement <Required>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.

All site applications of public water and sewer utilities will first obtain an impact statement by the appropriate authority before operation.

d) Access Roads <Required>. Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? If the site is located on a road designated as a “major collector”, is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property.

The parcels are located along Moncure Flatwood Road and Christian Chapel Church Road. They site is just south of the Claude E. Pope Memorial Highway. Due to its size, the parcels will provide a variety of internal road improvements through and between the subject parcels. All improvements will be made within the guidelines of, and in coordination with Chatham County and NCDOT.

e) Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

Stormwater management will be controlled in accordance with the County's Watershed Protection Ordinance. Projects will minimize built-upon surface area, direct stormwater away from surface waters, establish a minimum one hundred (100) foot vegetated setback on both sides of perennial streams as measured from the top of the stream bank [FH1] and incorporate Best Management Practices to minimize water quality impacts