



Chatham County Planning Board Agenda Notes

Date: July 5, 2022

Agenda Item: VII-1

Attachment #: None

- Subdivision Special Use Permit Rezoning Request
 Other:

Subject:	A legislative public hearing for a request by the Chatham County Board of Commissioners for a legislative General Use rezoning on Parcel 5368 being 66.5 acres located off the Moncure Flatwoods Rd, a portion of Parcel 85332 being approximately 200 acres located at 1315 Moncure Pittsboro Rd, and a portion of Parcel 5601 being approximately 47 acres located off Christian Chapel Church Rd, totaling approximately 313.5 acres, from R-1 Residential and Conditional Use Heavy Industrial to Industrial Heavy, Cape Fear Township.
Action Requested:	See Recommendation
Attachments:	All documents are provided on the Planning Department webpage at www.chathamcountync.gov/planning , Rezoning and Subdivision Cases, 2022

Introduction & Background:

A legislative public hearing was held June 21, 2022. Planning staff presented the request.

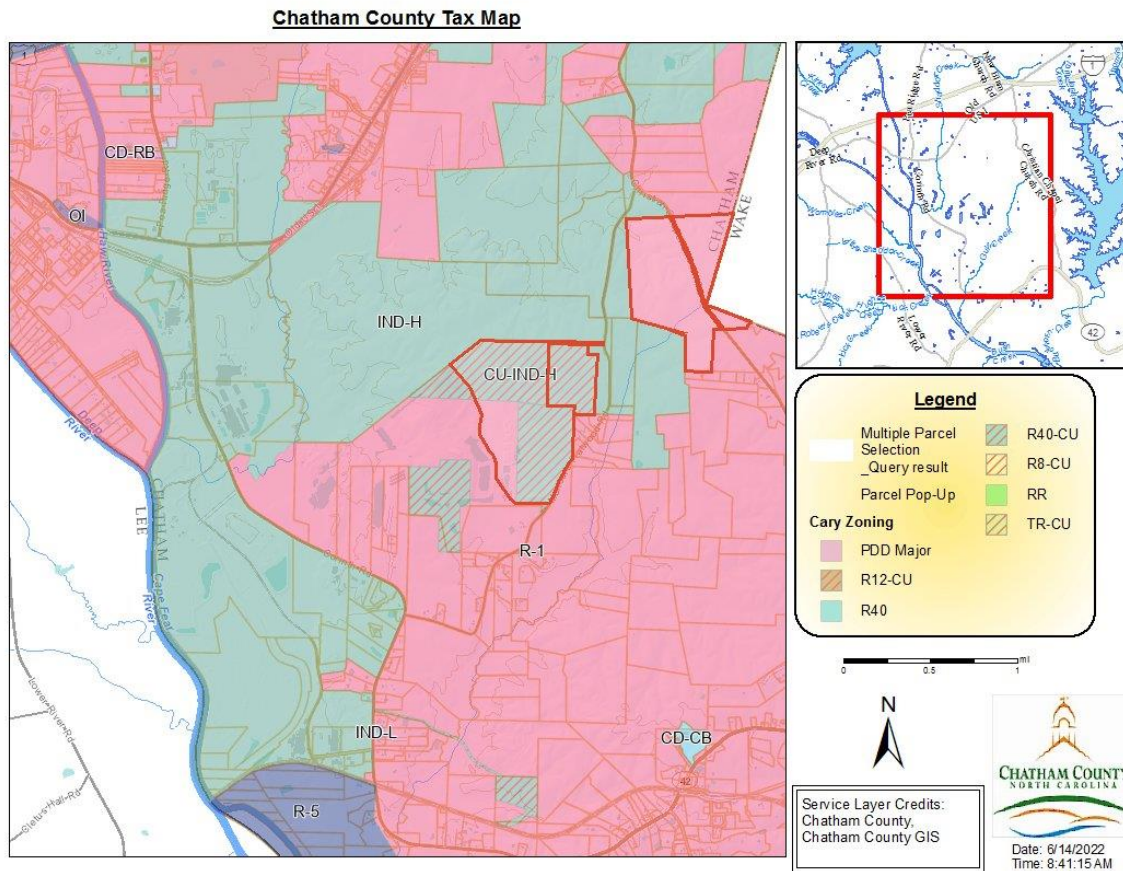
Discussion & Analysis:

When considering a general use rezoning, all uses listed in Section 10.13 of the Chatham County Zoning Ordinance listed under the proposed zoning classification are permitted. However, due to possible limiting situations such as wastewater capacity, access to public utilities, impervious surface limits, etc., not all uses are feasible. The decision to approve a general use rezoning shall be determined by the following criteria.

- 1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment.** The applicant is not claiming any error in the ordinance. **It is planning staff opinion this finding has been satisfied.**
- 2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary.** In the continuation of creating a major employment opportunity for the county, these parcels are needed to facilitate the

development of future industrial uses. Due to wetlands and other buffer requirements around many areas of the Mega site, these additional lands are needed to provide the necessary construction of a proposed automobile manufacturing facility and related uses. The development of the Mega site and subsequent heavy industrial areas adjacent to or adjoining the Mega site, will promote the local economy by providing jobs, sales tax revenue, infrastructure, and increased property values for the tax base.

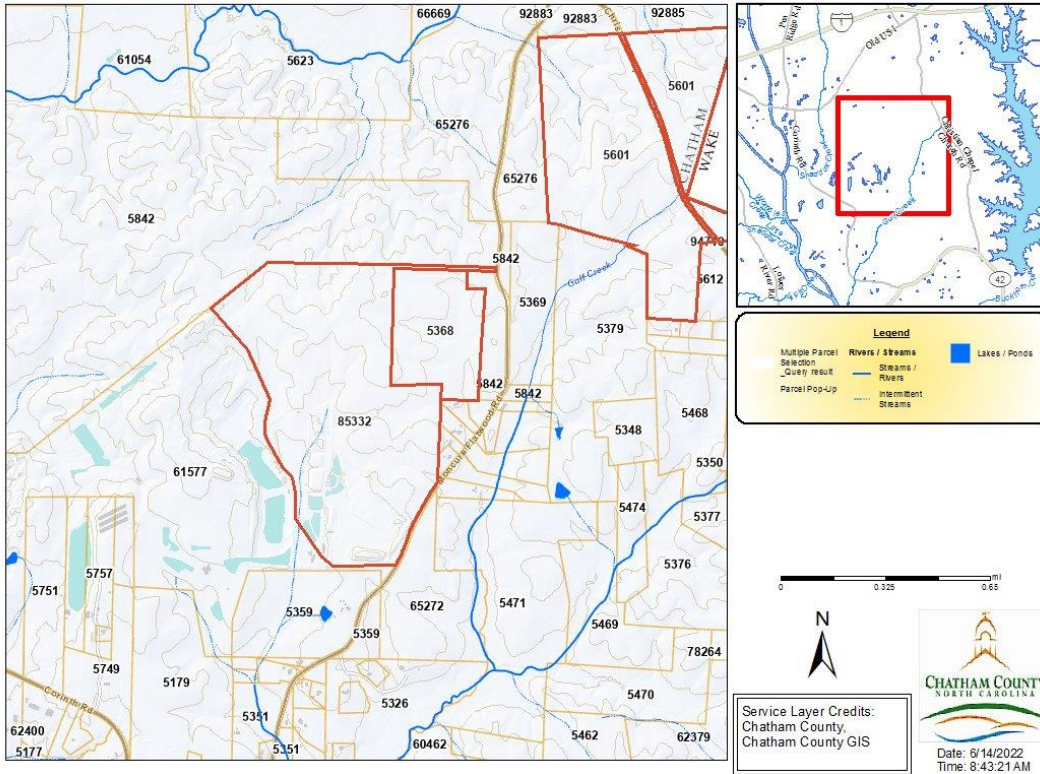
The below map shows the mega site location (in green Heavy Industrial) with the proposed parcels for rezoning outlined in red.



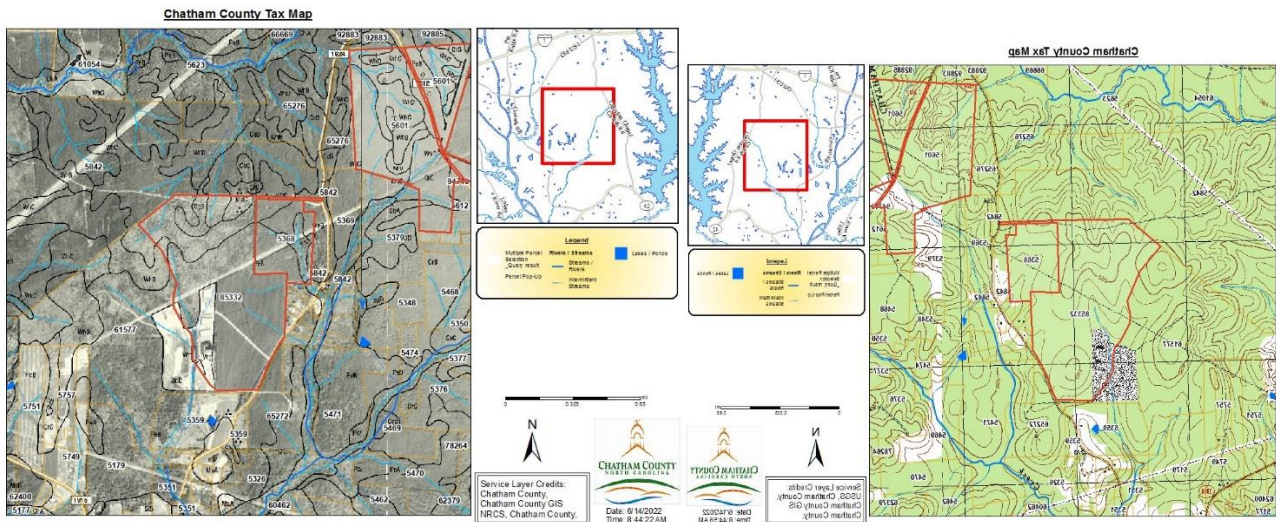
There are no required services or public improvements needed by the county. NCDOT along with RK & K, are developing some roadway improvements to modify several areas in and around the Mega site to create better truck and general traffic flow and access points. This is also noted in the Comp Plan, Pg 67, Strategy 6.4, to work with NCDOT to manage accesses along these major corridors to provide the necessary and best access points for incoming business and industry.

The below map shows the many water feature areas that will require either buffering or no disturbance areas.

Chatham County Tax Map



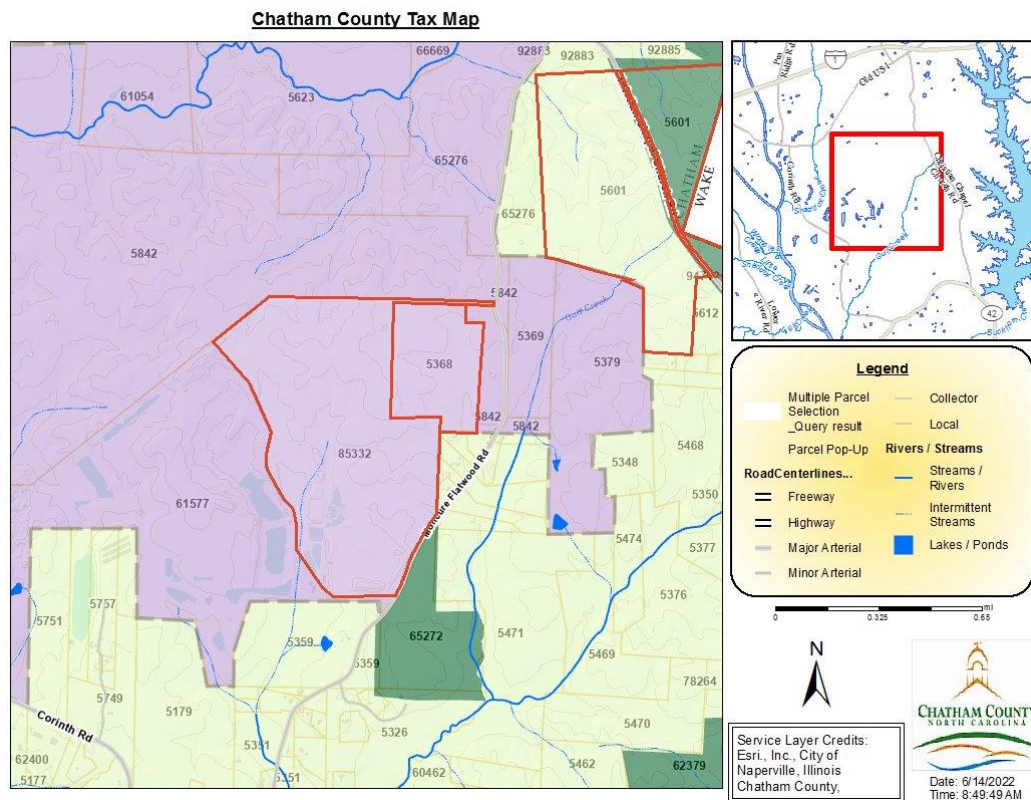
The below maps are from the NRCS and USGS map data



The county has been promoting the Mega site and attempting to land some industry for several years and now that a couple of opportunities have been put into action, such as the under-construction FedEx distribution terminal, this will increase those opportunities to entice more industry. **It is planning staff opinion this finding has been satisfied.**

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. Two of the parcels, 85332 and 5368, are both located within the Employment Center node of the Comp Plan which is part of the Mega site boundary guide area. Parcel 5601 is located within the Rural node but adjacent to the Mega site Employment Center node. Since the node area is not hard fast boundary line the Comp Plan map would continue to be valid as is.

The below map is from the Comprehensive Land Use Plan. The “purple” area is within an Employment Center node and the “light green” area is within the Rural node adjacent to the EC node.



Page 41, Ch 3, Goals and Objectives No.4 calls for diversifying the tax base and to generate more high quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity, and reduce out-commuting. A proposed project for this area plans to bring approximately 7,500 jobs. A new subdivision has been approved in the Moncure area off Old US 1 that will provide 1500 new single-family dwellings. Existing businesses in the Moncure area will benefit from more dollars being spent in those establishments and promote more retail and personal services that could potentially locate there.

Page 47, Ch 3, Land Use Descriptions, expressly calls out the Moncure Mega site under the Employment Center node areas.

Page 53, Ch 4, Economic Development, states that the county's history has been built on agricultural and manufacturing uses. Manufacturing employment has dropped from just over 5,000 jobs in 2002 down to just over 2,000 in 2014. Several goals are supported under Economic Development with the expected development of the Mega site and surrounding area.

Page 104, Ch 4, Recommendations and Strategies for Natural Resources. Under Recommendation No 1, the site will incorporate landscape designs and storm water controls that ensure the long-term quality of water resources as stated in Policy 1. Required review and permitting will be controlled by either the county Watershed Protection Department or the state NCDEQ offices. **It is planning staff opinion this finding has been satisfied.**

- 4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment.** As stated earlier, plans are already being created and reviewed by NCDOT and the county to develop modified road accesses and mitigate traffic flows that will be created with the development of the Mega site.

Landscaping, lighting, parking, and signage will all be compliant with the requirements of the Chatham County Zoning Ordinance and as reviewed and approved by the various county departments.

With industrial uses, noise will be generated from the sites but will also comply with the Chatham County Noise Ordinance. Should any noise exceed the maximum allowances per the Ordinance, a review and request for modification shall be sought before conducting those operations. The noise ordinance is administered and enforced by the Chatham County Sheriff's Office.

With most industrial uses, there will be chemicals and materials associated with the production of products. Proper posting, MSDS sheets and permitting requirements will be followed. Emergency services will be available to service the site. **It is planning staff opinion this finding has been satisfied.**

- 5. All other information required on this application or as offered by the applicant in support of the request.** The project site will connect the county water system. There are current lines along Old US 1, Moncure Flatwoods Rd., Corinth Rd, and Pea Ridge Rd.

The wastewater system will be via connection to the Regional Airport Sewer Extension project from the City of Sanford sewer network. This project is currently under construction. Currently, there is a permit in place allowing the discharge of up to 244,000 gallons of treated water into the Haw River with a wastewater treatment facility located on the northeastern portion of the site. Impact statements will be obtained for water and sewer prior to operations.

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 impact. **It is planning staff opinion this finding has been satisfied.**

Recommendation:

The Planning Board has up to three meetings in which to make a recommendation to approve or deny the request to the Board of Commissioners.

It is also requested the Board provide a consistency statement to support the recommendation.