

Midpoint Logistics Park

Rezoning Report

Parcel (AKPAR) No: 5585, 90707 & 5807

Total Acreage: 243.50 acres

Pea Ridge Road
Chatham County, North Carolina



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Midpoint Logistics Park

Prepared For:

Chatham County

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Prepared By:

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1.0 Changed or Changing Conditions

1.1 Need and Desirability

Proposed in one of the fastest growing counties in North Carolina, Midpoint Logistics Park will help address increasing job needs while preserving the County's rural character. The project is set to tie into the Moncure Mega Site, which is south of the subject property. Parcel (AKPAR) Numbers 5585, 90707 and 5807 are included in the rezoning. Total site acreage is 243.50 acres. 5585 is 193.41 acres, 90707 is 43.58 acres and 5807 is 6.51 acres. Current zoning is mostly R-1 with some IND-L on parcel 90707.

1.2 Survey of Similar Uses

There are proposed similar uses in this area, grouping industrial sites close together provides a supporting network of facilities to encourage growth and development. Having locations nearby decreases the transportation and infrastructure needs and provides a strong market for growth.

1.3 Public Provided Improvements

No additional public improvements are needed for rezoning and development of this assemblage.

1.4 Tax Considerations

Rezoning to Light Industrial provides an employment opportunity and increased tax revenue.

1.5 Employment

The number of jobs possibly created by this rezoning is significant since this creates an employment hub directly adjacent to the Moncure Mega Site. The proposed Midpoint Logistics Park will help address the increasing job needs of central North Carolina while preserving Chatham County's rural character.

2.0 Comprehensive Plan Intent and Purpose

2.1 Chapter Two

The Comprehensive Plan discusses issues and opportunities in Chapter Two. On page 21, Figure 3 shows this area of the county with High Suitability for Industrial uses because of its proximity and access to transportation. Chatham County is currently reliant on residential uses for its total tax base, while surrounding counties have a larger percentage of commercial and industrial tax bases. Pages 20 and 21 show that industrial properties tend to generate more tax revenue while costing less for required services. Increasing jobs inside of the County is also supported by the Comprehensive Plan on pages 15 and 16 since currently more than 50% of the works commute outside the County.

2.2 Chapter Three

Chapter Three of the Comprehensive Plan discusses goals and objectives to guide future development. Goal #4 is to diversify the tax based and generate more in-county jobs. Providing infrastructure in a way to foster compact development and support economic

development in defined areas, Goal #7 is also supported by this rezoning since this project site is adjacent to the Moncure Mega Site.

The Land Use and Conservation Plan map is also covered in Chapter Three of the Comprehensive Plan. Employment Center is the appropriate land use designation for this project site. This employment center would be adjacent to the Moncure Mega Site employment center and would promote additional employment opportunities and growth.

2.3 Chapter Four

Minimum strategies to address from Chapter Four of the Comprehensive Plan are Economic Development, Land Use, Natural Resources, Parks and Recreation. This project site would meet the primary Economic Development goal of diversifying the tax based and generating high quality jobs within Chatham County. ED Policies 3 and 5 are directly supported by the proposed rezoning.

The Land Use Policies, particularly Policy 2 to direct development to planned growth areas is key since this property is adjacent to the Moncure Mega Site.

The goals and policies to protect Natural Resources within Chatham County are being honored by limiting site development to areas outside of protected areas and by proposing this development in an area that already determined to be suitable for an industrial site.

Protecting natural resources within the project site also meets the Parks and Recreation Policies to provide additional open space and recreation areas even within an industrial development.

3.0 Support of the Proposed Amendment

3.1 Traffic

A traffic impact analysis (TIA) has not yet been completed for the project area. However, the need for a TIA is recognized and anticipated in the future and will be conducted when appropriate.

3.2 Visual Impact & Screening

The area is currently rural in nature and natural buffers will be utilized to reduce the visual impact on surrounding properties.

3.3 Lighting

The project will likely provide street lighting designed by Duke Energy. Light shields or other methods will be utilized to concentrate light on the streets and prevent any undesirable spillage. The lighting will be reviewed by and shall meet Chatham County lighting requirements.

3.4 Noise

The proposed project site is undeveloped and does not currently produce any noise, except during timber harvesting. During the project site assessment, local traffic on secondary roads surrounding the property and US 1 is audible, but current noise levels within the project area are very low.

Noise levels within the project area are expected to increase during construction from activities requiring the use of mechanical equipment for land clearing, grading, and construction of buildings and associated roads; noise impacts are therefore anticipated to be short-term. Upon completion of construction, noise levels will slightly increase due to the development of the industrial park. Therefore, an increase in long-term noise impacts are anticipated as a result of the proposed project.

3.5 Chemicals, Biological & Radioactive Agents

Hazardous materials, beyond oil or fuel spills that could potentially occur from construction equipment, are not anticipated to be introduced to the project area. If petroleum product spills from construction equipment on-site do occur, they will be cleaned, and waste products will be disposed of properly in accordance with State regulations. Therefore, no significant impacts from hazardous materials will occur as a result of the project.

3.6 Signs

Signs for the development will be proposed but will be in harmony with the surrounding area. All signage will be permitted as required.

4.0 Additional Information

4.1 Water Source & Requirements

The area will be served by public water supplied by Chatham County.

4.2 Wastewater Management

The area will be served by public sanitary sewer supplied by Chatham County.

4.3 Water/Sewer Impact Statement

Because the project site is industrial in nature, the exact utility demands are unknown at this time. The development will continue to work with the Public Works Department to ensure that projections of demand and capacity are being monitored throughout the process until the site is fully developed.

4.4 Access Roads

The site will be accessed from Old US Highway 1 with a secondary entrance across adjacent property accessing Pea Ridge Road. Access will be constructed and approved by Chatham County and NCDOT.

4.5 Stormwater Runoff

Stormwater control measures (SCMs) will be designed on-site per the Chatham County Stormwater Ordinance and the North Carolina Department of Environmental Quality (NC DEQ) to capture and treat runoff volume as required.