



Chatham County Planning Department
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CHATHAM COUNTY APPLICATION FOR
 CHANGE IN GENERAL USE ZONING
DISTRICTS

Applicant Information:

NAME: Russ Anderson
 ADDRESS: 1004 Camden town Pl
Apex, NC 27502
 CONTACT PH: (919) 448-5577
 EMAIL: Russanderson@hotmail.com

Landowner Information:

NAME: Russ Anderson
 ADDRESS: 1004 Camden town Pl
Apex, NC 27502
 CONTACT PH: (919) -448-5577
 EMAIL: Russanderson@hotmail.com

PROPERTY IDENTIFICATION

Physical (911) Address: 5749 Old US 1 PARCEL (AKPAR) No.: 5518
 Township: Moncure Total Acreage: 15.0 Acreage to be Rezoned: 15.0
 (Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: R-1

PROPOSED ZONING DISTRICT/CLASSIFICATION:

- R-1 Residential
- R-2 Residential
- R-5 Residential
- O & I Office & Institutional
- NB Neighborhood Business
- CB Community Business
- Regional Business
- IL Light Industrial
- IH Heavy Industrial
- Mixed Use

FEMA Flood Map Information:

Flood Map No.: 3710 96 9900K / 3710 96 98005 Map Date: 11-17-17/2-2-07 Flood Zone: X

WATERSHED Information:

Current Watershed Classification: WS-IV-PA Within Jordan Lake Buffer Area: Yes No Unknown

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required in Section 19.4.C of the zoning ordinance:

1. Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
2. Written legal description of such land

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
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?
 - 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

General Use Districts Rezoning Map Amendment

APKAR Parcel: 5518

October 6, 2022

Russ Anderson / Between the Lakes, LLC

Total Acreage: 15 acres

Address: 5749 Old US 1, Moncure, NC 27559

Prepared for: Chatham County, North Carolina

Prepared by: Russ Anderson / Between the Lakes, LLC - 414 New Elam Church Rd, Moncure, NC 27559

1. Any alleged error in the Ordinance, if any, which would be remedied by the amendment?

There are no known errors in the Ordinance that would be remedied by the proposal.

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

The recent announcements of a new electric vehicle manufacturing plant to be located within the Triangle Innovation Point and the new Federal Express facility under construction in Triangle Innovation Point coupled with historic uses of heavy industrial uses and brick manufacturing is defining a new employment center for Chatham County. There is increasing demand for ready to go sites to handle this new demand for employment centers, suppliers, and manufacturing.

Currently, I own and operate a storage facility directly to the west of the property to be rezoned. This property is already zoned LI – Light industrial. This rezoning request would allow these 2 connecting properties to share the same zoning classifications for future employment opportunities and elevated tax for Chatham County and allow more diversification from the large amount of residential zoned properties. Historically this area has been well suited for business due to its proximity to HWY US1 along with the limited access to public utilities such as public sewer. It has been a better business and employment center than residential for those reasons.

This rezoning request would allow the property to match surrounding properties. To the East of the property, is another storage facility also zoned LI - Light industrial. To the south across hwy US1 is a B-1 operating as a C-store as well as a CU LI used for a cell phone tower and lastly Triangle Brick, zoned IND-H – Heavy Industrial.

Currently, the access to 5518 is off New Elam Church Rd, through parcel 92203, (my storage facility zoned LI- Light industrial). It makes since to have these parcels match the surrounding uses. The uses proposed will provide increased tax revenue for Chatham County. The proposed use reflects the potential for increased employment in this portion of the County coinciding with the historic uses and new plans for the Mega Site.

3. The manner in which the proposed rezoning will carry out the intent and purpose of the

adopted Land Use Plan or part thereof.

The Chatham County Comprehensive Plan has labeled this intersection of US1 & old US1 as an employment area for Chatham County. The proposed amendment to the zoning map supports the Comprehensive Plan. Diversifying the tax base, increasing employment, thoughtful planning, and connectivity with adjoining land uses provide additional support to the goals and objectives of the Comprehensive Plan.

The requested land use change supports the recent announcement of VinFast providing the ability to provide support and connectivity to the Triangle Innovation Point district. Additionally, the proposal may provide unique spaces for entrepreneurship, allowing small business to relocate as the need to grow allows. Co-location of similar uses provides for unique business opportunities – with businesses being able to provide support.

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

This plan would allow businesses to locate at this site and provide services the community. The proposed development would offer employment opportunities and increased property and sales tax revenue for Chatham County.

a. Traffic

Traffic patterns will not be impacted. The current access point is an NCDOT approved driveway (at my storage facility site). Future traffic patterns will be upfitted to handle much larger volumes of traffic due to the Vinfast innovation pointe improvements.

b. Visual Impact and Screening

- a. The proposed rezoning will allow for a comprehensive master plan for the parcels.
 - i. Comprehensive design
 - ii. Screening of dumpsters, parking, and rear of buildings
 - iii. Unified streetscape plantings
 - iv. Holistic landscape design approach with indigenous and/or naturalized species

c. Lighting

- a. Wholistic approach to site lighting that would follow rules and guidelines
- b. Recognition of light levels and dark sky ordinances
- c. Photometric plan will be prepared by Duke Energy

d. Noise

- a. Given planned land uses, increased noise will be at a minimum

e. Chemicals, Biological and Radioactive Agents

- a. The degree of chemicals, biological and radioactive agents are unknown at this time. Proper planning and emergency response action plans will be introduced for the development.

f. Signs

- a. With a comprehensive developer of the parcels, the sign program will be uniform and under one design methodology

g. Emergency Services

- a. Access to the site is from New Elam Church Rd and through Parcel 92203 (my storage site).
- b. Site design will accommodate specific turning radiuses and movements for emergency vehicles.

h. Impact to Surrounding Land Values

- a. Needed uses in an area of the County with limited services
- b. Mixture of land uses
- c. Changes occurring in this portion of the County related to the Mega Site and NCDOT's analysis and recommendations for infrastructure improvements

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

a. Water Source and Requirements

- a. The project will be served by Chatham County water.

b. Wastewater Management

a. The parcel under review will be limited to it's own private septic system for now. improvements slated for the Mega Site and adjacent lands. It is anticipated the wastewater will be public sanitary sewer lines provided by Chatham County.

c. Water/Sewer Impact Statement

a. The current project approval and construction schedule will allow for new infrastructure in terms of water and sewer to be constructed to serve the project. The goal is to time occupancy with that of public sewer being available. Due to the nature of the proposed use, capacity is undetermined at this time.

d. Access Roads

- a. New Elam Church Rd, which will serve the site, is an existing NCDOT approved right-of-way.

e. Stormwater Runoff

a. The project will follow Chatham County guidelines for storm water management best practices.

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following: **DO NOT ROUND ACREAGE**

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)

PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

George Russell Anderson 10-6-22
Signature Date
George Russell Anderson
Print Name

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) _____ is an authorized agent for said property and is permitted by me to file this application.

Signature Date

Print Name

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the county.

Signature Date

Print Name

FOR OFFICE USE ONLY

Application No.: ~~PL20~~ PL-22 Date Received: Oct. 7 20 22

Payment Received: \$ 875⁻

Check No. 1101 Cash Credit Card Money Order

A. Plummer
Planning Department