



WithersRavenel

Our People. Your Success.



Conditional Zoning Rezone Report

ST Wooten Corporation

Pea Ridge Concrete Batch Plant

Pea Ridge Road New Hill, Chatham County, North Carolina

Total acres 21.26 acres

Prepared By:

WithersRavenel

115 MacKenan Drive

Cary, NC 27511

(919) 469-3340

License No.: F-1479

10/18/2022

Table of Contents

Project Report	1-8
Appendices	9-9

- A. There is no alleged error in the Ordinance, which would be remedied by the proposed amendment.
- B. Changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.
 - a. Need and Desirability: Chatham County is one of the fastest growing counties in North Carolina. The site is located in southeastern Chatham County, south of Hwy 1, off of Pea Ridge Road and is in the area of the Employment Center designation: Moncure Megasite, Vinfast site, and other proposed development which also includes the proposed NCDOT road re-alignments (Pea Ridge Road and New Elam Church Road). The proposed project, a concrete batch facility will be owned and operated by ST Wooten, Corporation which also owns and operates the existing adjacent Pea Ridge Road asphalt facility. The proposed Rezone to Heavy Industrial Conditional Zoning for the concrete batch facility will provide concrete for future developments both non-residential and residential for the surrounding area. Concrete batch plants make it possible to produce large quantities of concrete more locally.
 - b. Survey of Similar Uses: As stated previously, the project site is located adjacent to an existing Asphalt facility (operated and owned by the same applicant, ST Wooten, Corporation). The advantage of locating the proposed concrete facility to the existing asphalt facility includes the following:
 - The infrastructure is in place (water and roads)
 - Existing paved driveway
 - Existing company operation
 - Existing sign.

Therefore, the proposed project will utilize the existing infrastructure and will not need additional driveway or sign and will connect to the existing infrastructure. A market analysis was completed and is attached to this application that shows the existing concrete facilities within Chatham County:

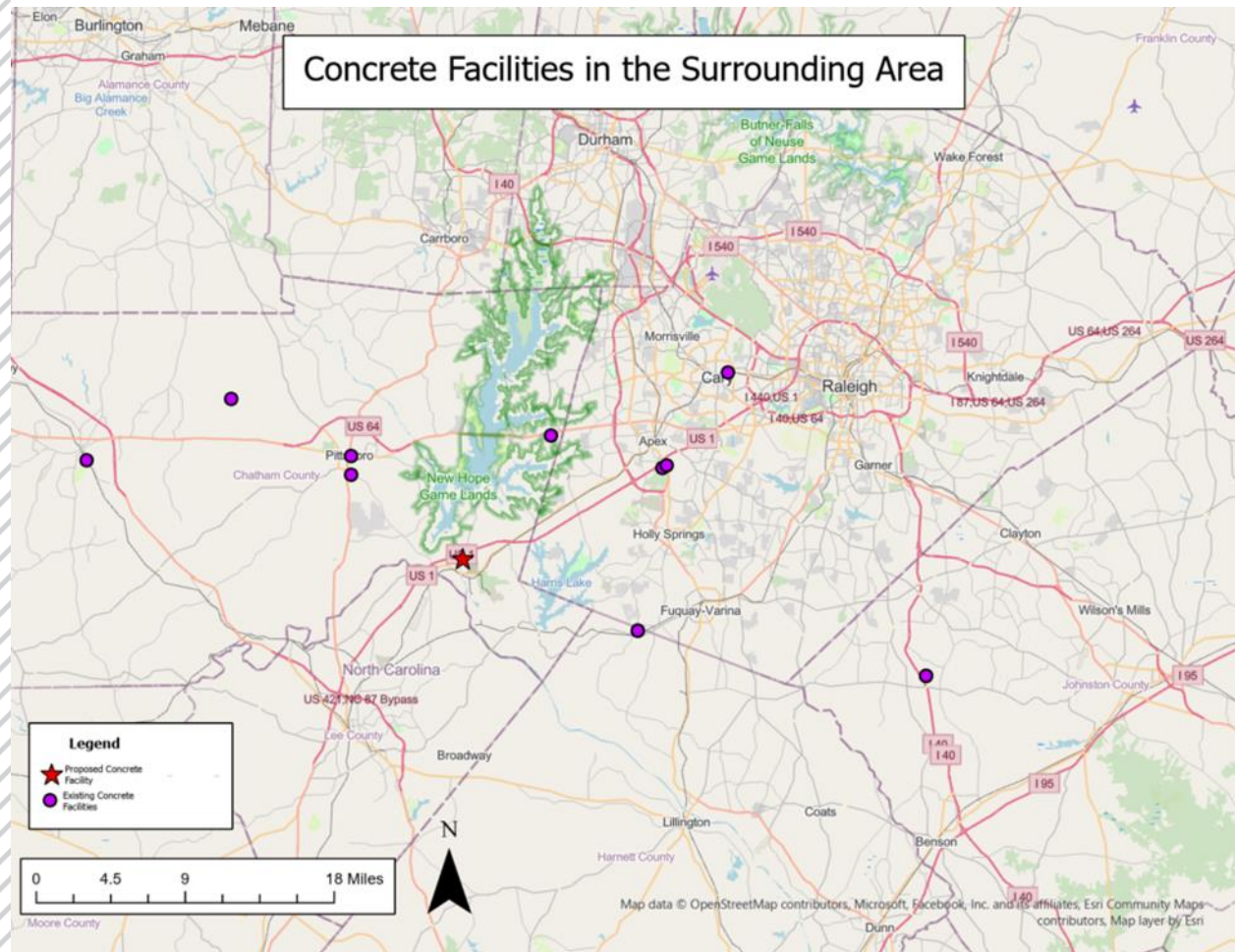
- Capital Ready Mix Concrete, 270 Moncure Pittsboro Road, Pittsboro, NC
- Chandler Concrete, 205 E Chatham Street, Pittsboro, NC
- Pugh Concrete, 4335 Silk Hope Gum Spring Road, Pittsboro, NC

- Chandler Concrete, 804 S Chatham Avenue, Siler City, NC
- ST Wooten, Corporation, 51 Red Cedar Wy, Apex, NC

Surrounding Concrete facilities to the project site within surrounding Counties:

- Eagle Rock Concrete Plant 2, 500 Pristine Water Drive, Apex, NC
- Argos Ready Mix, 1506 E Williams St, Apex, NC
- Concrete Supply, 243 Progress Dr., Fuquay Varina, NC
- Eagle Rock Concrete Plant 3, 624 Old Roberts Rd, Benson, NC
- Ready Mix, 331 Reedy Creek Rd., Cary, NC

Map below shows the Concrete Batch facilities in the area of the proposed project site.

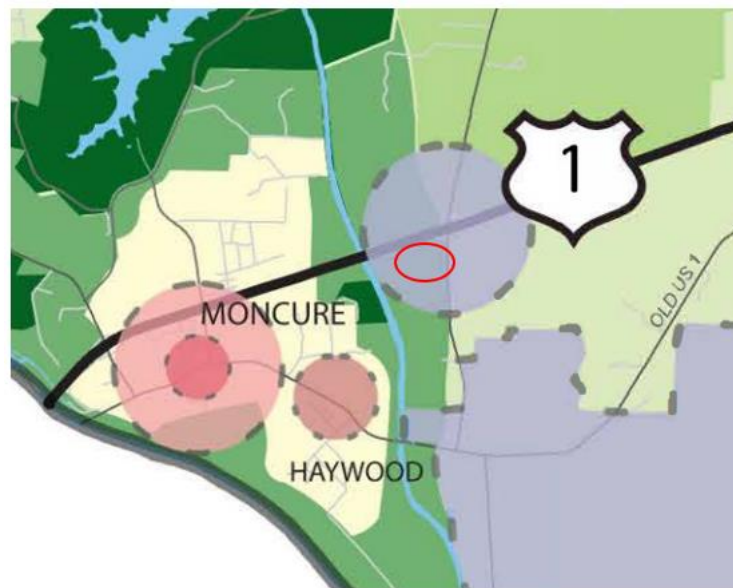


- Public Provided Improvements:** The proposed project will utilize existing infrastructure. As stated previously the existing adjacent Asphalt facility has a paved driveway and sign.
- Tax considerations:** The estimated tax revenue to the County for a concrete facility use is \$85,000 and the property taxes are estimated at \$3,500. Industrial uses typically require very little County services.
- Employment:** The anticipated jobs that will be created by the proposed use is 12 new full time positions.

- C. Proposed Amendment that will carry out the intent and purpose of any adopted plans or part thereof:

Chapter Two: The Comprehensive Plan Chapter 2 states Chatham County issues and opportunities.

- Page 21, Figure 3 shows the project area within the County with High Suitability for Industrial uses because of its proximity and access to transportation. A suitability analysis was conducted using GIS to identify lands economically and environmentally suitable for different land use types. Currently Chatham County relies on residential uses for the total tax base. Page 20 depicts that industrial properties typically generate more tax revenue while costing less for required services (fire and police services). The proposed project is anticipated to create 12 new employment positions. Factors included proximity to existing compatible uses, access to adequate transportation infrastructure, proximity to utilities and environmental constraints. The Comprehensive Plan Map shows the area as Employment Center designation: (red circle denotes approximate area of project site).



EMPLOYMENT CENTER

- These centers are targeted for future job-generating uses in settings that meet today's workplace expectations.
- Mix of uses include industrial, office, and supporting retail, restaurant, service, recreation, and other uses.
- Streets: Arterial, collector and local streets and private drives for local and regional accessibility
- Public/open space: Parks, trails, natural areas, enhanced storm-water management.
- Locations:
 - CAM Megasite
 - Moncure Megasite Area
 - 751 Employment Center
 - 3M Property near 15-501 South
 - US 421 Interchange area near Goldston

Chapter 3: includes Goals and Objectives to guide future development.

- Goal #4 is to diversify the tax based and generate more in-county jobs. The proposed project site in conjunction with the existing ST Wooten, Corporation asphalt facility supports the area's development and will create new jobs and support the future surrounding development area.
- Goal #5 Conserve natural resources. The proposed project development area is 35.7 percent of the site in an area that is currently cleared and was an agricultural use. The site includes floodplain area that will not be developed and will remain with existing mature hardwood and pine trees. The project information includes the following:
 - The current zoning is R-1
 - The Comprehensive Plan designation is Employment Center.
 - The site is 21.26 acres and includes special flood areas that will remain undisturbed
 - Limits of disturbance approximately 7.4 acres
 - Total impervious surface area is approximately 5.4 acres
 - Vegetated area is approximately 14.5 acres (undisturbed is approx. 14.07 acres and disturbed and revegetated is approx. 0.43 acres)
 - A stream is located along the eastern property line and includes a 50 foot wide stream buffer.
 - An 80 foot wide Type A buffer is provided along the eastern and southern property line.
 - The property is located along the Haw River (along the western property line)

- Goal #7 Provide infrastructure to support desired development and support economic and environmental objectives, is supported by this rezoning as the project site is near the Moncure Mega Site, Vinfast site, and future development and will be a vital construction component to the area. The proposed project will not create a need for new infrastructure, as there is an existing public water line, existing private driveway, and the proposed project will be served by private septic.

Chapter 4: Plan Elements include the following: Economic Development, Land Use, Natural Resources, Parks and Recreation.

- Economic Development: The proposed project would meet the Economic Development goal of diversifying the tax base and generating jobs within Chatham County. The Economic Development policies 3 and 5 are directly supported by the proposed rezoning. The proposed site is within the Employment Center designation as stated in Policy 2: direct development to planned growth areas is key since this property is in the same area as the Moncure Mega site.
- Natural Resources: The Natural Resources goals and policies regarding the proposed project include limiting site development to areas outside of protected areas (NR Policy 1, 2, and 3).
 - The proposed site includes an area that has been previously cleared for agriculture use, which will be the area that will be developed (approximately 35.7 percent of the site).
 - The remainder of the site will not be developed, (floodplain area, stream buffers, and landscape buffers that includes existing mature trees).
 - All best practices that include soil erosion control, storm water management facilities, and landscape buffers are included within the proposed site plan.
 - As noted earlier, the proposed project site is within an area that has been determined to be suitable for an industrial site.
 - The proposed project will not be seen from Pea Ridge Road, the realignment access road, or the Haw River due to the distance and existing trees on the project site. The Haw River is approximately 480 feet from the project site developed area and the existing Pea Ridge Road is approximately 520 feet from the project site developed area.
- Parks Recreation, and Open Space Concept and Transportation: A proposed County park site is located across from the existing project site access driveway. The proposed NCDOT Pea Ridge Road realignment plan shows the following:
 - Pea Ridge Road will be realigned to the southern property line of the County park site with the main entrance to the park site located along the southern property line.
 - The proposed Pea Ridge Road realignment also shows the project site access driveway will eventually be on a different road from Pea Ridge Road. Therefore, the proposed project site entrance will not be directly on the Pea Ridge Road re-alignment and will not be impacting the County park access driveway.

Proposed NCDOT Draft Pea Ridge Road Realignment Plan: (red star denotes proposed site location).



- D. The requested Amendment is either essential or desirable for the public convenience or welfare. (What the amendment would provide to the County as a whole).
- Traffic: Ramey Kemp Associates provided a Trip Generation Letter (Appendix A) that provides an estimate of the trip generation for the proposed Pea Ridge concrete plant. Deliveries are expected to occur from 6:00 AM to 6:00 PM with approximately 6 truck deliveries per hour. Based on the trip generation results, it is anticipated that the proposed concrete plant will have minimal impact on the surrounding roadway network. In addition, as stated earlier, NCDOT proposes a re-alignment for Pea Ridge Road that shows the access driveway will be off of a different road than Pea Ridge Road. Traffic to and from the site will be off of Pea Ridge Road, however, the improvements included with the NCDOT Pea Ridge Road re-alignment includes a 4 lane median divided road and signal to and from the new access road to the site.
 - Visual Impact and Screening: The proposed project developable area: approximately 7.4 acres (35.7 percent of the site) has been previously cleared for agriculture use. The rest of the site will not be developed and includes the following:
 - Existing mature trees within floodplain area,
 - Existing mature trees within Stream buffers, and landscape buffers.

The proposed use will not be visible from Haw River or from Pea Ridge Road due to the existing mature trees (hardwood and pine) and the distance: The Haw River is approximately 480 feet from the project site developed area and the existing Pea Ridge Road is approximately 520 feet from the project site developed area. The area is currently rural in nature and the existing natural buffers will be utilized to reduce the visual impact on surrounding properties.

The proposed project was reviewed and approved with no comments by the Appearance Committee on 24 August 2022.

- c. Lighting: The proposed project includes as a condition to include light shields to concentrate light on the developed site area. The proposed project site plan will include lighting calculations and will be consistent with Chatham County requirements.
 - d. Noise: The proposed project use: concrete facility noise sources will be from trucks being loaded, a loader to move material, and mixer trucks. Therefore, an increase in noise levels will slightly increase due to the operation of the proposed use.
 - e. Chemicals, Biological & Radioactive Agents Hazardous materials. The proposed use: concrete facility will be utilizing aggregate (rock and sand), cement, water, and additives. The additives are listed in the attached Additive Material List (Appendix B). The additive materials are stored individually in tanks that are stored within a containment wall area. Each tank is on a pneumatic metered weigh system. To load a concrete truck, the material will be metered into a weigh bottle where it is stored until discharged directly into the concrete mixer truck.
 - f. Signs: The proposed project is adjacent to the applicant owned and operated existing asphalt facility that currently has a sign at the entrance. The proposed project will utilize the same existing sign. Therefore, no new signage.
 - g. Emergency Services: As stated previously, Industrial uses typically require little County services.
 - h. Impact to surrounding Land Uses: A market analysis was completed that reviewed the impact of the proposed rezone/project to the surrounding land values. Please see attached Market Analysis (Appendix C).
- E. Additional Information:
- a. Water Source and Requirements: The area will be served by public water supplied by Chatham County.
 - b. Wastewater Management. The project will be served by a private septic tank. A truck wash dedicated area is included on the site plan and will utilize county water and recycled water.
 - c. Water and Sewer Impact Statement: The proposed use water use-age will be initially starting approximately 60,000 gallons a day. Because of the nature of the operation, water is an element to making concrete and leaves the site in the form of “plastic state” (The first state of concrete is known as the plastic state, which refers to the concrete when it’s wet). Therefore, there is little water waste at the project site. A Truck wash area is included on-site and will utilize county water and recycled water.

- d. Access Roads: The access to the proposed project site will be at the current existing paved driveway that is also the access driveway to the adjacent ST Wooten Corporation Asphalt facility. As stated previously, NCDOT is proposing a realignment to Pea Ridge Road that will ultimately create a new access road to Pea Ridge Road.
- e. Stormwater Runoff Control measures: The proposed project will include stormwater runoff control measures consistent with Chatham County Stormwater Ordinance and the North Carolina Department of Environmental Quality (NCDEQ) to capture and treat runoff volume. The Storm water facilities (wet pond) and (sand filter) are shown on the site plan.

Section 11.2 (A through I)

- A. The proposed uses will comply with the Chatham County Noise Control Ordinance.
- B. The proposed uses will not cause ground vibration noticeable at the lot line of the premises.
- C. The proposed uses will not cause smoke and other particulate matter. The operation of the concrete facility will include dust control measures.
- D. The proposed uses will operate so as to not produce emission of hazardous, objectionable or offensive odors in such concentration as to be readily perceptible at or beyond the lot line of the property on which the use is located.
- E. The proposed uses will not discharge across the boundaries of the lot which it is located or into the waters of the State of North Carolina, toxic, noxious or hazardous matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or general welfare, or cause injury or damage to persons, property or the use of property or land.
- F. The proposed uses will produce electromagnetic interference with normal radio or television reception beyond the lot line of the property that the use is located.
- G. The proposed uses shall operate so as to minimize the danger from fire and explosion and comply with the regulations contained in the building code and fire prevention code.
- H. The proposed uses will not produce humidity in the form of steam or moist air, or produce heat or glare that is perceptible at or beyond the boundary of the zoning district in which the use is located, or any residential, business or office an institutional zoning district boundary.
- I. The proposed uses lighting shall be consistent with the Chatham County Unified Development Ordinance.

Appendices

Appendix A: Trip Generation Letter

Appendix B: Additive Material List

Appendix C: Market Analysis