



Chatham County Planning Board Agenda Notes

Date: November 1, 2022

Agenda Item: VII-1

Attachment #: None

Subdivision

Special Use Permit

Rezoning Request

Other:

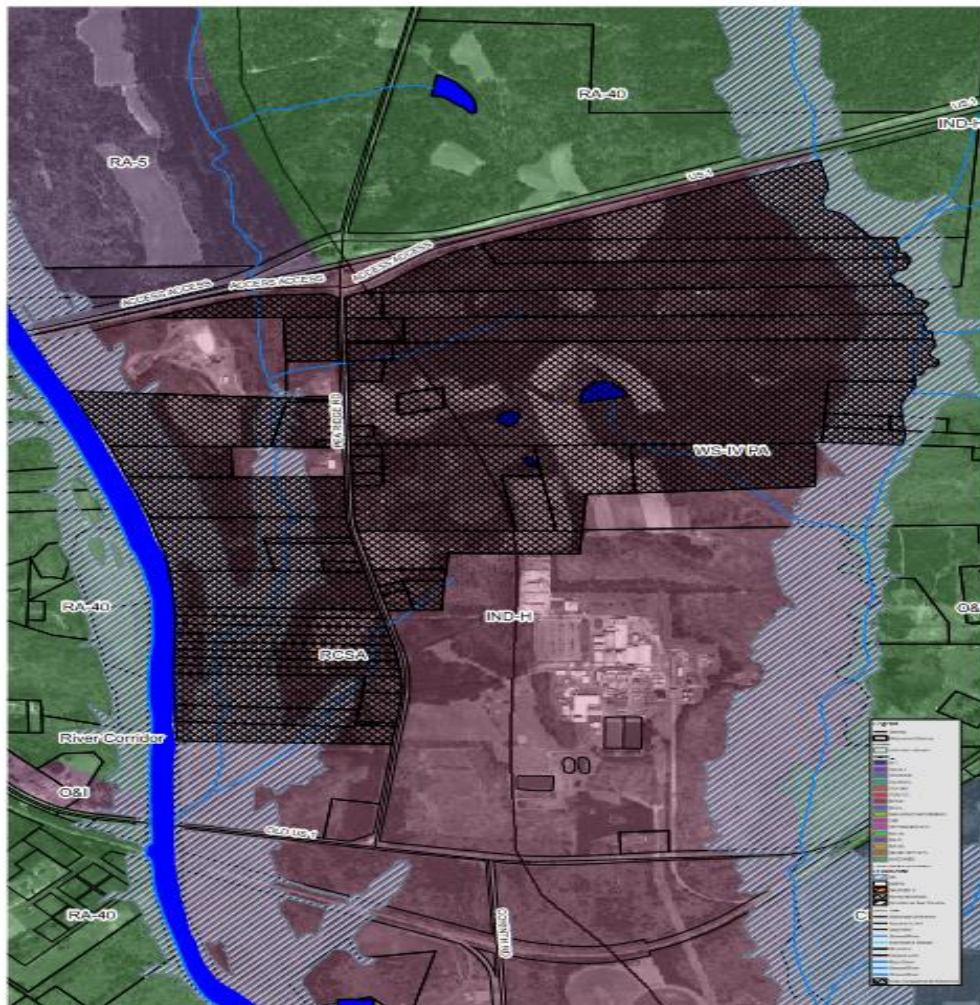
Subject:	A legislative public hearing requested by Edward Holmes, Jr. for a General Use rezoning on Parcels 5837, 79837 and portions of 5276 and 5806 totaling approximately 84.842 acres currently zoned R-1 Residential to Industrial Light, Cape Fear Township.
Action Requested:	See Recommendation
Attachments:	Application materials are located on the Planning webpage at www.chathamcountync.gov/planning under Rezoning and Subdivision Cases, 2022

Introduction & Background:

A legislative public hearing was held on October 17, 2022. Planning staff presented the request and Jody Leidolf, representative for the landowner, also spoke. No one from the general public spoke on the matter.

In 2007, Chatham County Commissioners initiated a rezoning of multiple parcels totaling 533 acres along this portion of Pea Ridge Road from Industrial Heavy to Residential. The area was zoned Industrial Heavy in 1990 and in the ensuing years there were requests to construct a church, campground, and single-family dwellings all of which were denied because they weren't allowed in an industrial zoning district. Property owners who were currently using their land for residential or agricultural purposes requested the rezoning be approved so they could take advantage of lower tax bills based on the actual use of the land. This rezoning included several of the applicant's parcels which were previously owned by his father. A map of the parcels that were rezoned from Industrial Heavy to Residential 1 follows.

Parcels 5276 and 5806 will be subdivided and the remaining acreage is to remain with the current landowners and as R-1 Residential.



Properties Under Consideration for Rezoning

1 inch equals 812.85 feet

Chatham County Planning Department
February 2007

Map of properties rezoned from HI to R1 in 2007

Over the last several years, the Commissioners have positioned the Moncure Mega Site/Triangle Innovation Point to attract major industrial projects and rezoned other parcels to be used for commercial or industrial use in an effort to increase the industrial footprint in the Moncure area. To date, a FedEx distribution terminal (under construction) and an auto manufacturer have or plan to locate in this area.

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.

2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary. Conditions in the Moncure area over the last few years have sparked multiple rezoning ,subdivision, and site plan application submittals. Projects approved within the last 4-5 years:

Carolina Murugan Temple off First Rd

The Conservancy at Jordan Lake off Old US 1

FedEx Distribution Terminal off Pea Ridge Rd

Parcel for Duke Energy for the TIP East area

VinFast Auto Manufacturer off the Moncure Loop Rd and Old US 1

The county has reviewed other general use rezonings in this same area over the past few months. They are:

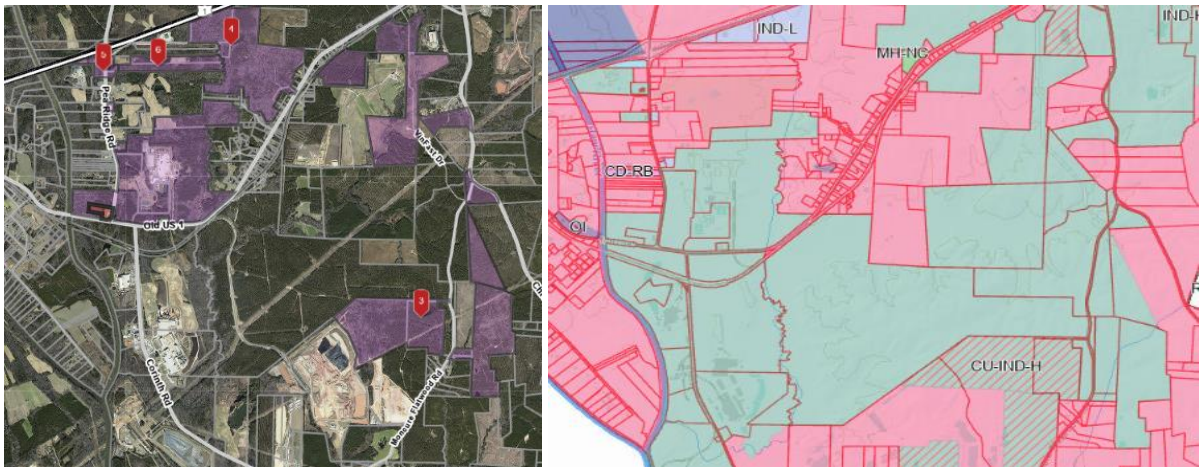
Gateway Park – 18.2 acres – proposed Neighborhood Business

Midpoint Logistics – 199.92 acres – proposed Light Industrial

Chatham Co Board of Commissioners – 313.5 acres - Heavy Industrial

(These follow the rezoning approvals for Moncure Holdings at the end of 2021 for approximately 158 acres to bring the align the zoning for properties that comprise the auto manufacturing site). The applicant proposes a complementary zoning to the VinFast site that would allow for other services that may be needed to serve the auto manufacturer as well supporting pedestrian and transportation connectivity

Below is snapshot from the GIS Interactive map showing properties currently in the rezoning application process and the GIS zoning map of current zoning designations in the surrounding area



The following map shows proposed a new road configuration for Pea Ridge Road, Old US 1 and US 1 as part of Phase 2 improvements to access the Vinfast site. More information about the proposed road improvements is available on the following website:

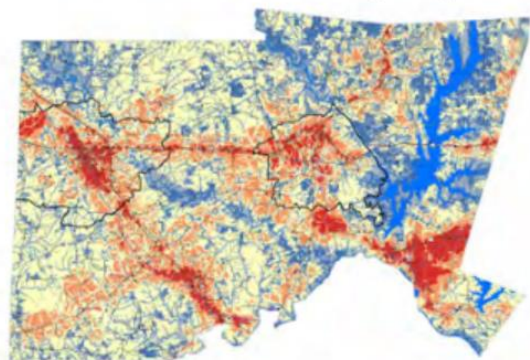
<https://publicinput.com/Chatham-TIP-road-Improvements> .



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.

Page 21, Land Use Suitability, indicates this area under the Industrial Suitability Map

Industrial Suitability Map



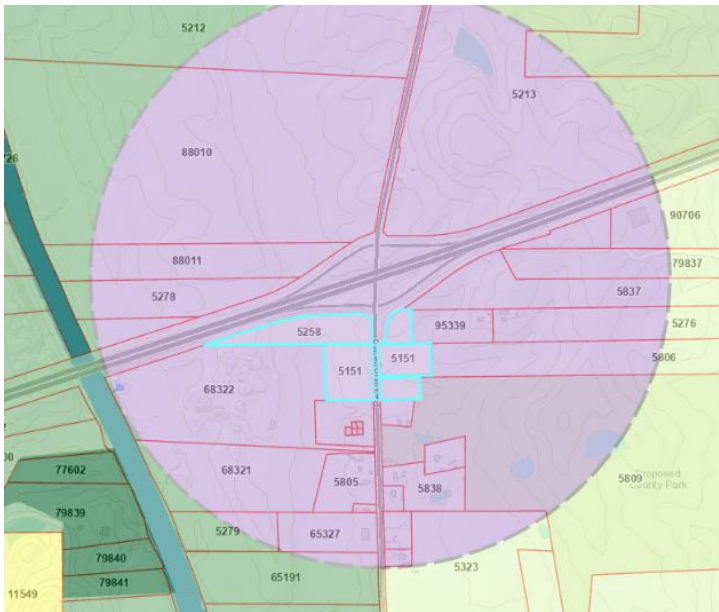
- Low Suitability
- Medium Suitability
- High Suitability
- ETJ (Extraterritorial Jurisdiction)

Page 41 Objectives- generate more in-county jobs, create economic opportunities, and reduce out commuting. Applicant contends this area could specifically provide unique

space for entrepreneurship for small businesses to locate as various needs arise.

Page 47 Employment Center – the Moncure Mega site is specifically listed as a place for a mix of industrial, office, and supporting retail and services. Portions of these parcels are located within the Employment Center node and adjacent to existing industrial zoned property.

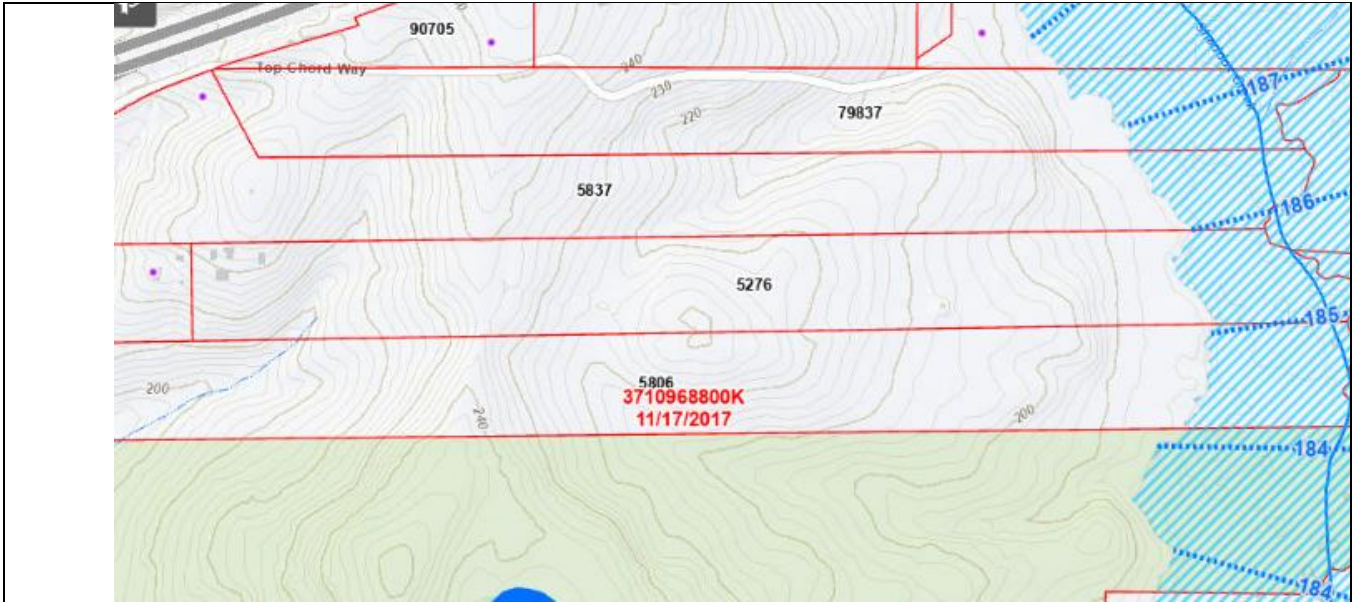
The map below notes the Economic Center node located at the intersection US 1 and Pea Ridge Road



4. FINDING NO 4 - Other factors/reasons for rezoning request

- May serve as supporting lands for services to the TIP Innovation sites.
- Will assist with increased tax value for non-residential use.
- May provide pedestrian connectivity and use of an existing service road.
- All matters of development will be complied with once a concept plan is formulated.

5. All other information required on this application or as offered by the applicant in support of the request. Portions of all four parcels have special flood hazard area which cannot be developed or disturbed without proper permitting.



The properties are located within the WSIV-Protected Area watershed not within Jordan Lake buffer rule area and will be limited to 36% impervious (BUA) surface area under current regulations. Other factors are:

1. Top Chord Way will continue to serve as a service road to the parcels it currently serves and any subsequent development from this rezoning request
2. County water will serve the area
3. Wastewater is anticipated to utilize the infrastructure improvements for the Mega site and adjacent lands
4. Stormwater runoff will follow Chatham County guidelines best management practices

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.

If approval is recommended, the following Consistency statement has been provided for consideration

Per Chapter Two of the Plan, these properties are located within or adjacent to an Economic Center node where growth in commercial, office, and industrial use are encouraged and therefore supports the rezoning.