

5 Rezoning Items:

- 1) Ordinance error encountered during the preliminary application process: **None.**
- 2) Changes:
 - a) A zoning Change is desired: **Yes R-1 to IL.**
 - b) Survey of Similar Uses: **There are no uses similar to the use proposed on adjoining and demand for this use is high in this area. Small Contractors and Businesses are desperately looking for a property like this to house their small shop operations, place of business, workshop or office.**
 - c) Public Improvement required: **None.**
Optional to report the following:
 - d) Tax Considerations: New **Residential Construction Use** is taxed **MA37C Single Family Residential base rate \$97.85 MA25 and MA40 For Industrial and Warehouse space base rates are \$34.15 and \$42.50 (source 2021 Chatham County)** the property is currently **undeveloped. Proposed development as a much needed light industrial use will not only increase the County Tax base but add to its non-residential diversity.**
 - e) Employment: **The County Gives no incentives for the creation of jobs associated with this proposed rezoning request. Future employees will fill positions created as a result of development if the zoning change is allowed.**
- 3) Comprehensive Land Use Plan Agreement:
 - a) Chapter 2 – **Contributes to a diversity of nonresidential economic basis for tax and employment leakage purposes.**
 - b) Chapter 3 – **Promotes compact economic centers near existing ones making use of existing infrastructure while increasing employment opportunities within the County.**
 - c) Chapter 4 – **Consistent with Strategy 2.1 in chapter 4 for creating flex type small industrial and economic spaces for In-County employment.**
 - d) Economic Development, Land Use, Market Indications – **A need for this type of development has been expressed to the property owners.**
- 4) Other Circumstances / Factors / Reasons
 - a) Traffic, **adjacent to 87 and 501 with good access. NCDOT requires no right of way improvements for this scale of development. Please see supporting NCDOT correspondence attached to this application. NCDOT will require driveway permitting and encroachment agreements for connections to the State Road network and for work conducted within the NCDOT right of way as is required of all permitted projects.**
 - b) Visual Impact and Screening: **Property is surrounded by wooded areas to remain and isolated from residential uses.**
 - c) Lighting **will conform to County Ordinance Standards.**
 - d) Noise, **will be a low producer of secondary nuisance items including noise and light.**
 - e) Chemical, Biological, Radioactive Agents: **None.**
 - f) Signs, **development will be properly signed.**
 - g) Emergency Services - **access to all following services is available.**
 - 1) Fire
 - 2) Police
 - 3) Rescue

h) Impact to Surrounding Land Values – **Development of a small sized business economic generator with low secondary nescience will have a destination effect on properties seeking similar use changes. For employees looking to locate near this proposed development, a demand for close proximity housing will similarly increase.**

5) Other Items:

a) Water Resources: **Onsite Well.**

b) Waste Water: **Onsite Septic.**

c) Water /Sewer Impact: **None – Onsite services.**

d) Access Road: **Access from Mt. View Church Road at The Waste and Recycling Center and NC HWY 87. NCDOT requires no right of way improvements such as turn lanes or widening improvements associated with this scale of zoning change and potential development size at this location.**

e) Stormwater Runoff: **On site stormwater control measures are proposed and will comply with County Ordinance language. Maximum impervious surface is limited to 36% with stormwater structural controls as is applicable at this property.**