



Rezoning and Special Use Permits

By: Chatham County Planning Department



Agenda

General Use Rezoning request by Drafting and Design Services, Inc. on behalf of Because of His Grace, LLC

Conditional District Rezoning Request by Withers Ravenel on behalf of Joette and Manley Midgett for ST Wooten.



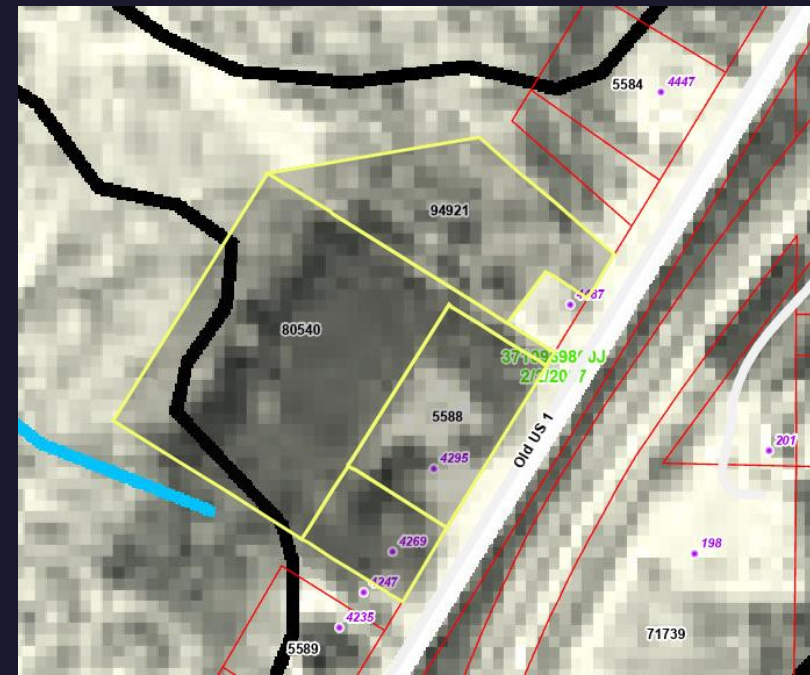
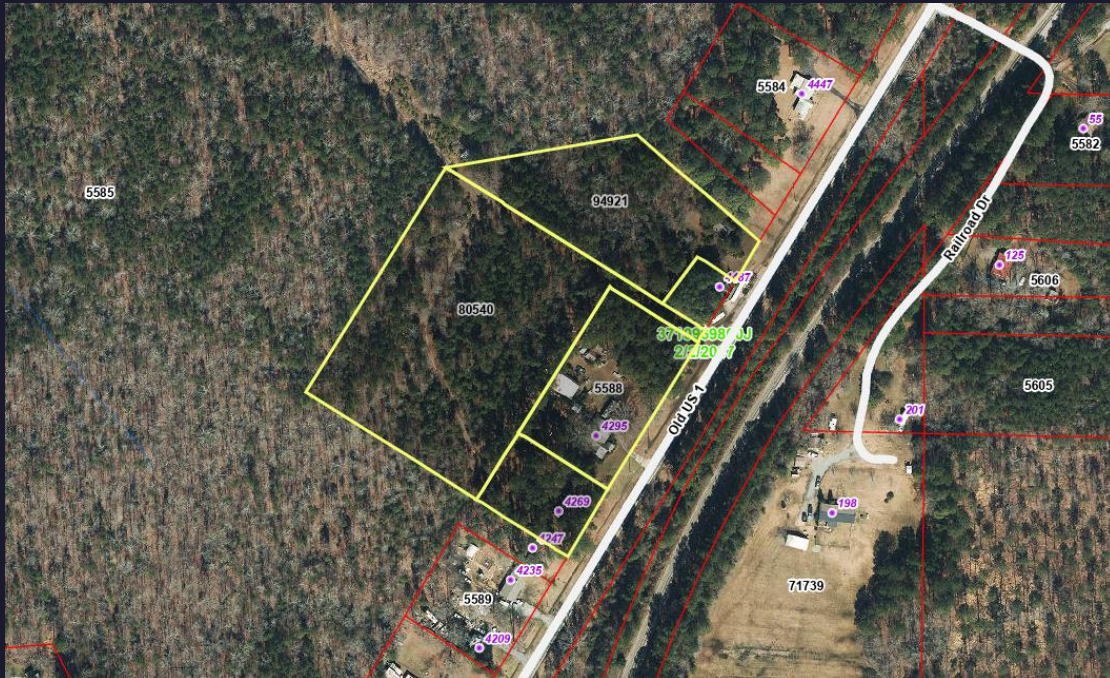
Topic one

(This must follow the Legislative process)

A legislative public hearing requested by Drafting and Design Services, Inc. on behalf of Because of His Grace, LLC for a rezoning from R-1 Residential to GU-NB General Use Neighborhood Business on Parcels 77640, 80540, 94921, and 5588 being a total of 9.71 acres, located at 4295 Old US 1, Cape Fear Township.

What we know

- Parcels all currently zoned R-I Residential
- FEMA map 3710969800J, dated 2/2/2007. No floodable area on the parcels.

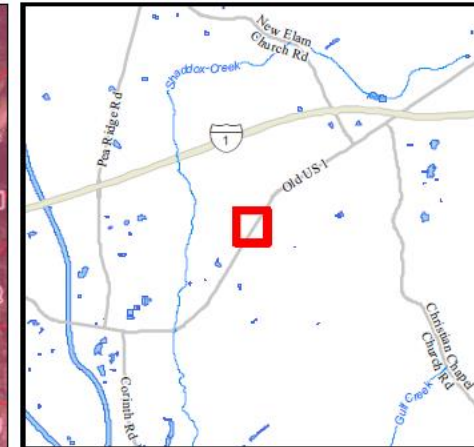


- Watershed-WSIV-Protected areas; not in the Jordan Lake Buffer area.
- BUA limited to 36% max. NRCS/USGS maps show no other potential blueline streams that will require buffering.

What we know

- These parcels are located off old US 1. The applicant is applying for GU NB Neighborhood Business.
- The four Parcels make up 9.71 Acres, currently zoned R-1.

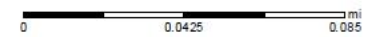
Chatham County Tax Map



Legend

Lines

- Override 1
- Parcel Pop-Up



Service Layer Credits: NC
CGIA, NC DOT
Photogrammetry Unit, NC
Geodetic Survey, NC911

Date: 11/17/2022
Time: 10:28:29 AM

Application Requirements: Finding 3 cont.

Page 18 – Land Use

Chatham County is a rural county that wants to support growth but retain the rural aesthetics of the county. The land use plan has designated growth areas in the county for the employment of the residence and areas to provide the commercial needs within a centralized region.

Page 24 – Housing and Demographic Trends

The housing and demographics are being and will be drawn to the centralized employment centers that need commercial uses to support the local residences.

Page 30 – Infrastructure

The close proximity of the proposed zoning to the US 1 corridor and existing water utility is available in the area.

Page 39 – Goals

On page 40

- Goal 1 is met by providing commercial uses in relation to employment centers without impacting rural areas.
- Goal 3 is met by providing commercial uses in relation to employment centers to provide a compact growth type area.
- Goal 4 is met by providing additional jobs in the support industry of the manufacturing type uses.

Page 47 - Land Use Description

Employment Center type land use is best suited for this zoning case since it is a commercial component to support the larger type manufacturing uses proposed for the area.

Page 51 - Economic Development

The proposed zoning case will provide additional jobs and services/supplies to the housing and employed residents in the area.

Page 62 - Land Use Policy 2

The proposed zoning case is the development of parcel located with existing utilities present to support the use. Water is available in Old Hwy 1.

Page 63 - Land Use Policy 3

The proposed zoning case is the located within a mix use of the future light industry zoning and residential.

Page 66 - Land Use Policy 5

The proposed zoning case is located within close proximity of the future land use employment center, to prevent sprawl type growth into rural areas.

Page 68 - Land Use Policy 7

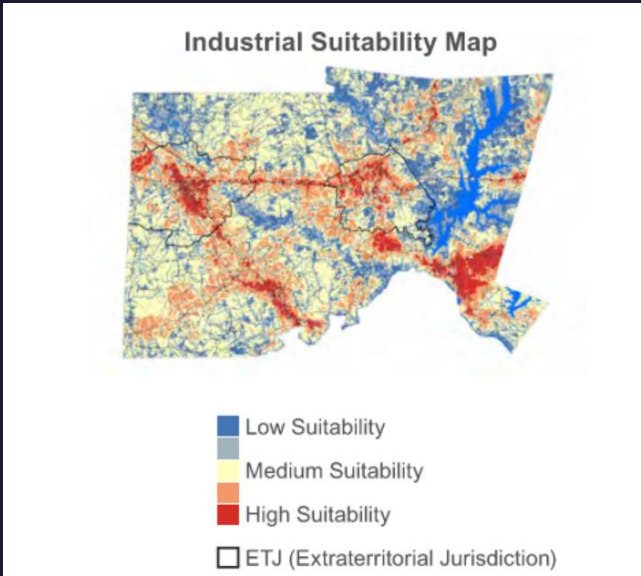
The proposed zoning case is to provide commercial site for services/supply support that can be adapted to the current community needs.

Page 103 – Natural Resources

The proposed zoning case will not affect natural resources in the area. There are no streams or wetlands present on the site. However 74% of the site will remain undeveloped to meet the watershed 36% impervious requirement.

Page 117 – Parks and Recreation

The proposed zoning case will not affect parks and recreation.



Application Requirements: Finding 4

Other circumstances, factors, and reason to support the proposed amendment

A. TRAFFIC: Talk about current traffic capacity, traffic increase, road improvement financing. If significant traffic loads or high amount of wrecks, need a letter of opinion from NCDOT. Will the roads in the County Thoroughfare Plan accommodate these anticipated requirements?

- Current Traffic - Old Hwy 1 currently has an average daily traffic (ADT) of 3,700 vehicles per 2020 traffic counts. The subject property will be developed as a commercial site the increase of 170 - 200 vehicles will be substantial given the low volume that is currently observed on the road in the 2020 traffic count. However, the road is constructed with 10 foot travel lanes that will support 14,000 vehicles per day. The proposed use is less than 10% of the allowable capacity.
- This project will be impacted by County Thoroughfare Plan. The plan calls for Old Hwy 1 to have potential improvements. The size the proposed site development would only benefit not impact the plan due to the low volume generated.

B. VISUAL IMPACT AND SCREENING: Describe visual presentation of the completed project in context with adjoining properties. How will fencing and plantings alter future visual presentation?

Per section 12 of the Ordinance a type B 20' buffer is required which will create a partial screen of the site.

C. LIGHTING: Will there be lights associated with the use? Describe wattage, type, and method of support (give height of light pole), times of night that the lights would be used. How will shield light from adjacent properties?

Lighting will be provided on site to meet full cutoff requirements of Section 13 of the Chatham County Ordinance.

D. NOISE: Will there be noise generated by the use? If so, what is the source of the noise? Provide levels of noise in decibels at the property lines?

No noise other than vehicle traffic entering and exiting the site. Noise level based on typical traffic noise is 50-60 decibels.

E. CHEMICALS, BIOLOGICAL AND RADIOACTIVE AGENTS

No chemicals, biological or radioactive agents are associated with this use.

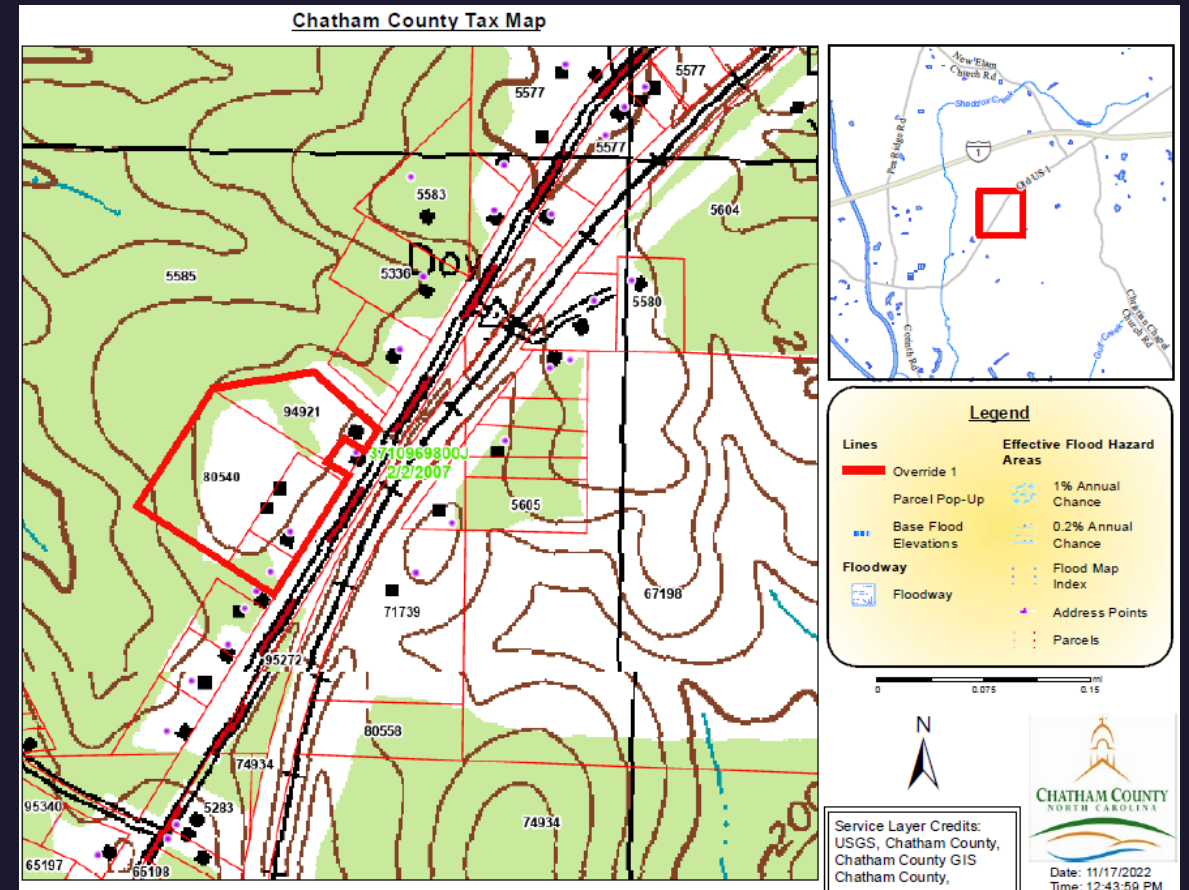
F. SIGNS: Will the use include the display of a sign? If so, describe the method of display, lighting, color, size, number and location on site.

Signs shall meet the requirements of Section 15.7 of County Ordinance

Application Requirements: Finding 5

Other information provided by the applicant in support of the proposed amendment

- A. This site will use Chatham County Water
- B. Wastewater capacity needs of this site total to 500 gallons per day, which will be treated with an on-site private septic system.
- C. The subject property will require 500 gallons per day (peak) for full build-out.
- D. This site has access to Old US 1 with a driveway access which has been designed to meet all NCDOT Standards.
- E. The proposed on-site BMP will be a wet pond with a riser to control outlet flow of treated water to meet the requirements of the Chatham County Stormwater requirements.





Staff Comments

1. If approved, a complete site plan for the end user will be required prior to any land disturbing activity with a review by the Chatham County Appearance Commission.



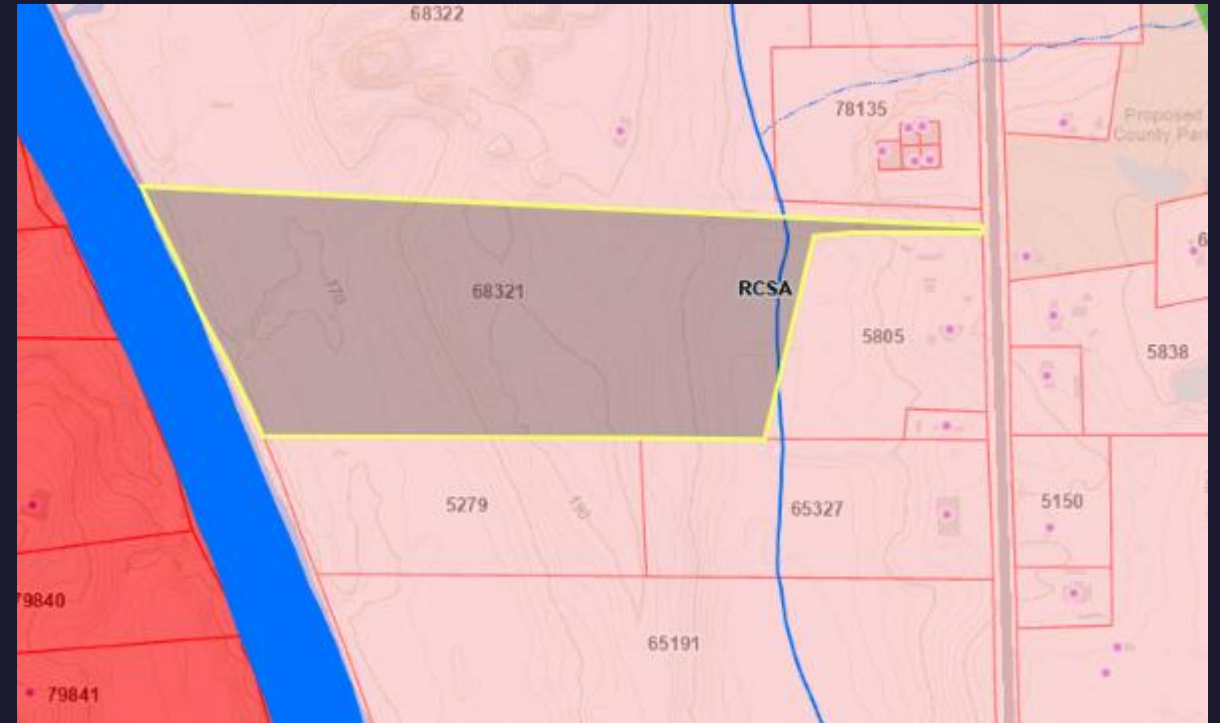
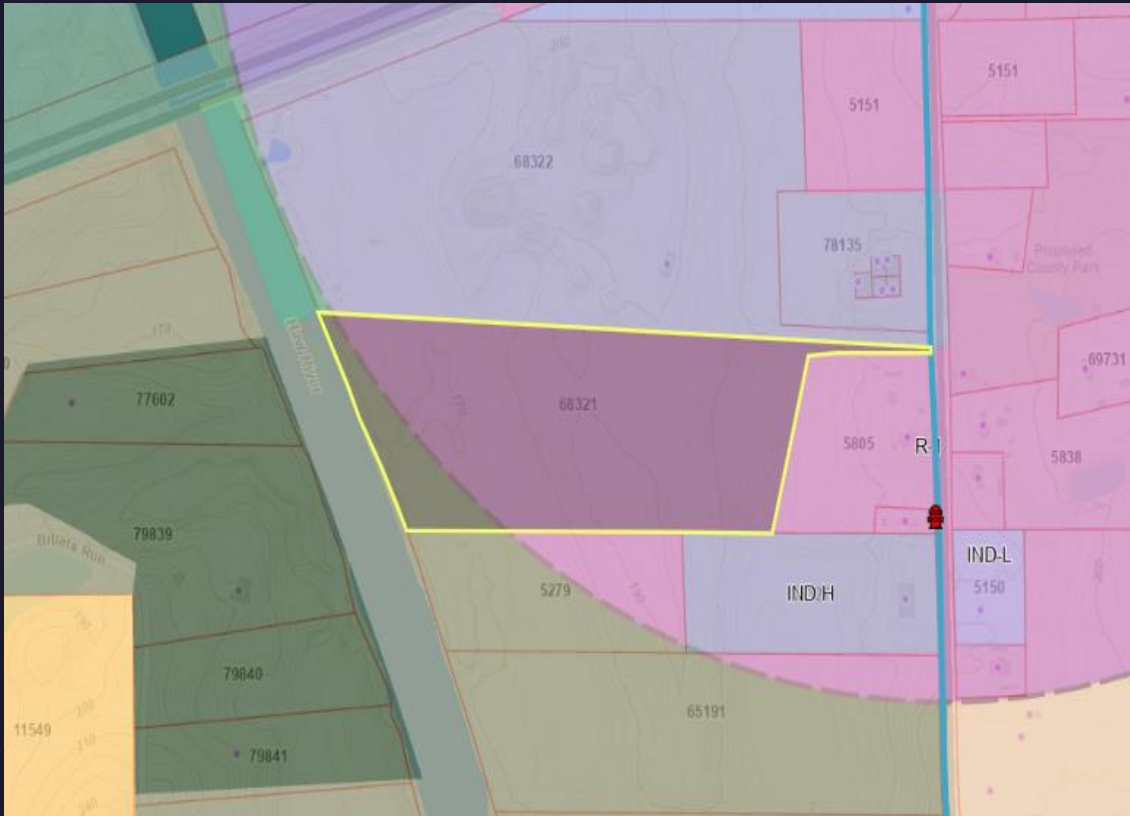
Topic two

A legislative public hearing requested by Withers Ravenel on behalf of Joette and Manley Midgett for ST Wooten for a rezoning from R-1 Residential to CD-IH Conditional District Heavy Industrial for a concrete batch mixing plant on Parcel 68321 being 21.26 acres, located off Pea Ridge Rd., Cape Fear Township.

What we know

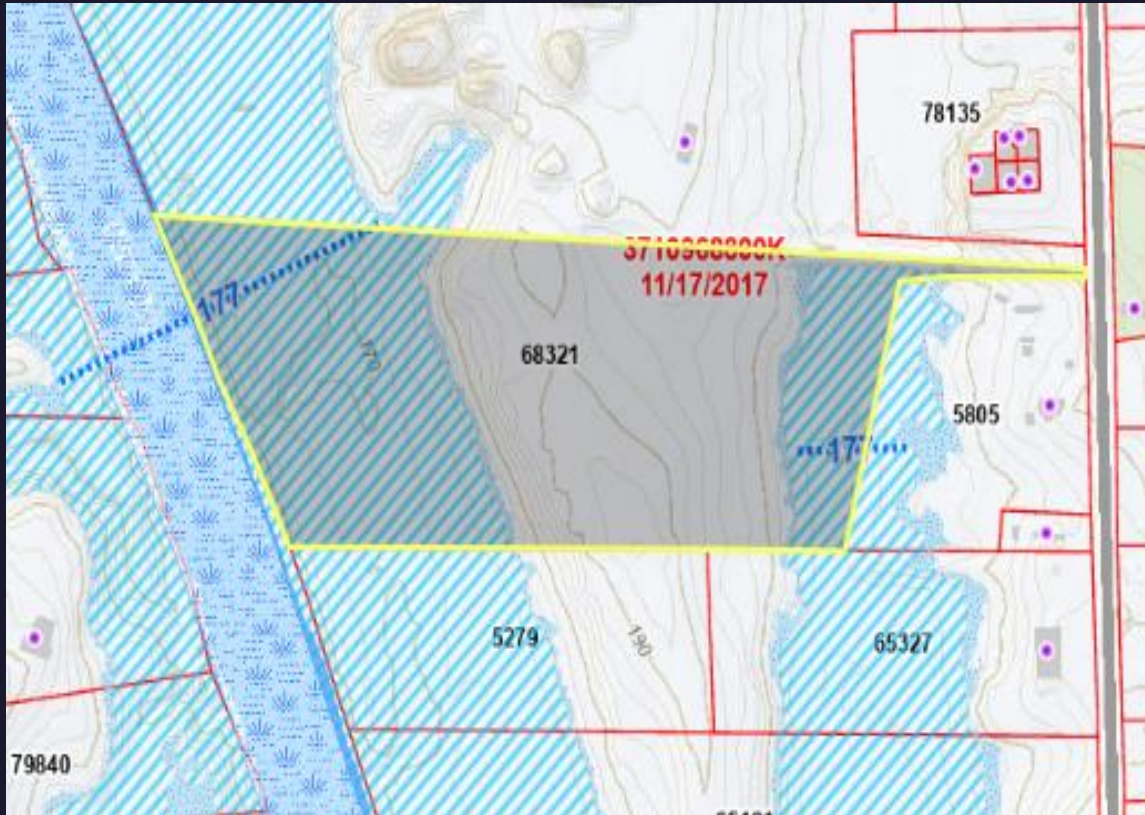
- Current zoning is R-1 Residential
- Located within the Employment Center node of the Comprehensive Land Use Plan
- Is adjacent to other Heavy Industrially zoned parcels

- Parcel is located within the River Corridor Special Area (RCSA) watershed which limits Built Upon Areas (BUA) to 36% maximum with an allowance up to 50% with an approved SNIA. This application is not seeking the SNIA option due to floodable areas.

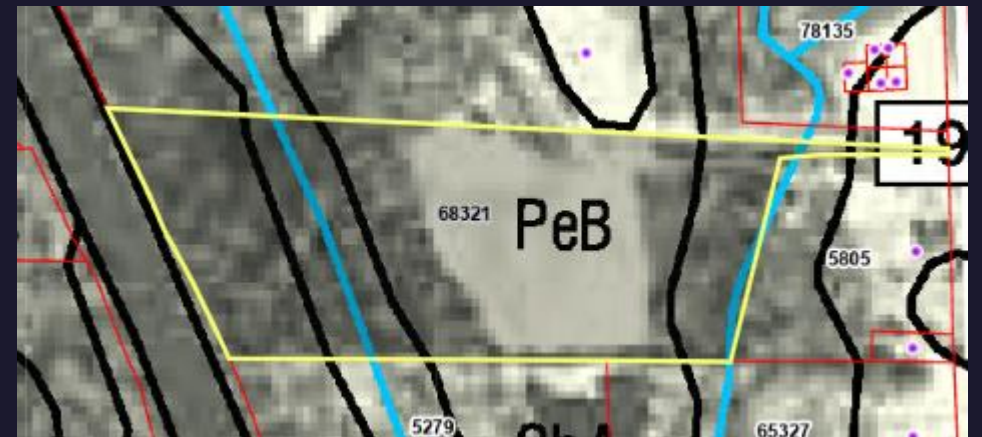
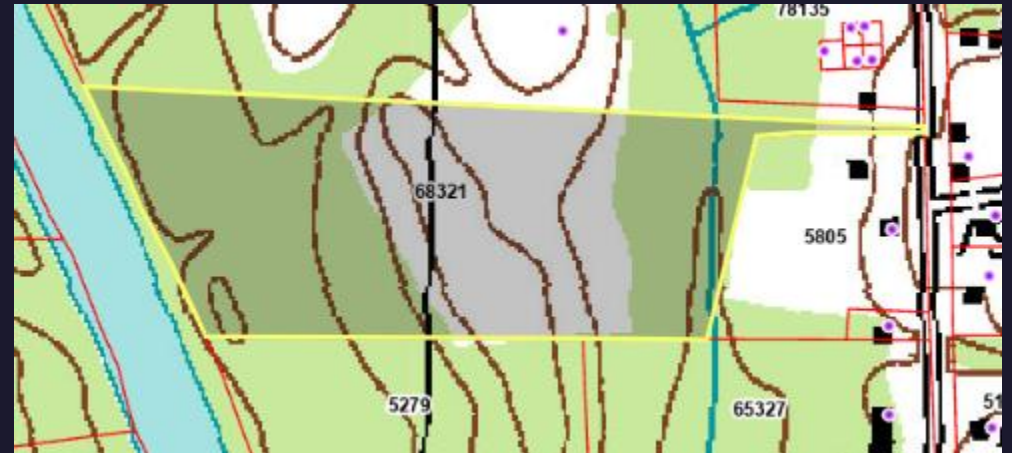


What we know

- At least one half of the property lies in floodable area per current FEMA maps.
- No development, land disturbance, or supporting structures allowed within any floodable area



USGS and NRCS maps show blue line streams which also run-in connection with the floodable areas that will require buffering, but no disturbance is proposed due to floodable area. The existing driveway is already approved to cross over the stream.



Application Requirements

- FINDING NO 1- Errors being claimed in the Zoning Ordinance: No errors are being claimed with respect to this conditional district rezoning request
- FINDING NO 2- Changed or changing conditions that make this request reasonably necessary:

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.

Public Provided Improvements: The proposed project will utilize existing infrastructure. As stated previously the existing adjacent Asphalt facility has a paved driveway and sign.

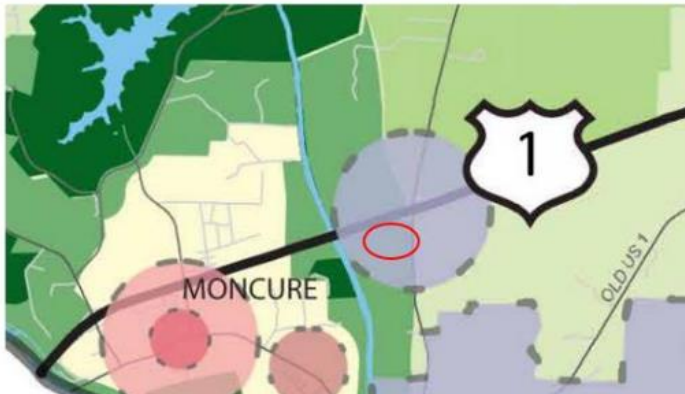
Tax considerations: The estimated tax revenue to the County for a concrete facility use is \$85,000 and the property taxes are estimated at \$3,500. Industrial uses typically require very little County services.

Employment: The anticipated jobs that will be created by the proposed use is 12 new full time positions.

Application Requirements cont...

- FINDING NO 3- Proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof:

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).



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)


Application Requirements cont...

- FINDING NO 4- Amendment is either essential or desirable for public convenience or welfare:
 - Due to being located within an area noted for future potential industrial use, the proposed facility would be located near existing approved industrial uses and land. This aids in keeping traffic centralized to those developments.
 - Only 35.7% of the entire parcel will be developed which is located within the existing cleared area previously used for agricultural purposes.
 - Existing mature trees within the floodplain and buffers will remain.
- FINDING NO 5- Additional information in support of the amendment request
 - County water will serve the property as well as recycled water for the truck washing area
 - Private septic will be utilized
 - Access will be with the current drive used by ST Wooten Asphalt plant
 - Storm water will comply with County and NCDEQ regulations





Staff Comments

1. The Chatham County Appearance Commission reviewed the proposed site layout along with landscaping, parking, signage and lighting on August 24, 2022. They recommended approval of the plan as submitted with no changes proposed.
 2. A community meeting was held on September 7, 2022. The only concern noted was to ensure lighting is equipped with shields to keep adjacent properties unaffected.
 3. Planning staff has received no other concerns.
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Thank You

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www.chathamcountync.gov/planning

