

Rezoning Application for Parcels 5333 (+/- 4.320 ac.), 5517 (+/- 1.250 ac.), 5520 (+/- 9.465 ac.), and 5521 (+/- 1.0 ac.)

Total Acreage: 16.035 acres

Prepared For:

Hardip Singh Dhillon

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Prepared By:

Bradshaw Robinson Slawter & Rainer LLP

128 Hillsboro St, Pittsboro, NC 27312

Owners:

Hardip Singh Dhillon and Gurminder Kaur Dhillon

5875 Old US 1 Hwy, New Hill, NC 27562

1. Ordinance

A large portion of the property (Parcel 5521 and a portion of Parcel 5520) has a legacy B-1 zoning district designation. This request seeks to amend the zoning map (as incorporated into the Zoning Ordinance) so as to change the existing B-1 zoning district designation to a Neighborhood Business zoning classification under the current Zoning Ordinance. In addition, simultaneously, the Applicant seeks a change to the zoning map to revise the remaining portions of the property (which are zoned R-1) to Neighborhood Business as well.

2. Changed or Changing Conditions

Need and Desirability

NCDOT State Highway Project HE-0006 Phase 1B and 1C is proposed to take property from or impose easements upon portions of Parcels 5517, 5520 and 5521, where the Sky Mart convenience store is located. Consequently, the Sky Mart fueling islands, convenience store and its surrounding parking area(s) will likely need to be reconstructed to accommodate the potential taking. The Applicants currently own adjoining Parcels 5333 and 5517 (both currently zoned R-1) and wish to rezone them as well to Neighborhood Business in order to facilitate these changes and also to create potential employment opportunities by allowing potential additional uses allowed within the Neighborhood Business district.

Survey of Similar Uses

Applicant's properties are surrounded by or close to a diverse array of uses ranging from heavy industrial uses to the south and west (including the Triangle Innovation Point), light industrial uses to the west and north, various legacy B-1 uses along Old US 1 and residential properties. To date there are no known NB districts at this critical juncture of Old US 1 and new US 1. Creating an NB zone at this juncture will provide for unique neighborhood business opportunities and employment opportunities as well.

Public Provided Improvements

No additional public improvements are needed.

Tax Considerations

Rezoning to Neighborhood Business will diversify tax revenue for Chatham County by adding commercial property to the tax base at valuations which typically exceed residential valuations. Further, the commerce involved will generate additional sales tax revenue for the County.

Employment

Rezoning to Neighborhood Business allows for a range of employment opportunities including at the Sky Mart convenience store and any permitted and potential future additional businesses under the zoning ordinance including, but not limited to, food stores, dry cleaning and laundromats, florist shops, general offices, hardware shops, hotels, and ABC stores. It is anticipated that the facilities will require the hiring of new staff. These uses will be critical to help sustain the inevitable nearby residential growth spawned by the VinFast and TIP projects nearby.

3. Comprehensive Land Use Plan

Chapter Two

Issues and Opportunities

Most of Chatham workers commute outside of the County for work (p. 16). While Chatham residents are away at work, they are shopping, eating, and enjoying recreation outside of the County, which results in “retail leakage” (p. 16). In addition, the commercial/industrial tax base is relatively low in Chatham County compared to surrounding counties (p. 20).

Rezoning to Neighborhood Business is an opportunity to address each of these key issues.

Chapter Three

Goals and Objectives

Rezoning the properties to Neighborhood Business supports the County’s goal to “diversify the tax base and generate more high-quality, in-county jobs” (p. 40). The return on investment for \$1.00 worth of public services for commercial and industrial land use is notably higher at \$3.01 compared to residential land use at \$0.87 (p. 21).

Land Use Descriptions

The Future Land Use Map shows that the properties are included within an area designated as an Employment Center (p. 47).

The aim of the designated Employment Center is to generate high-quality jobs and incorporate commercial uses throughout (p. 47). The Comprehensive Plan specifically designated Employment Centers to include a mix of uses including “supporting retail, restaurant, [and] service . . . uses.” (p. 47). Further the Employment Centers should allow for “regional

accessibility” as exists at this juncture of US Highway 1 and Old US 1. This proposed rezoning is entirely consistent with the Land Use Descriptions in the Comprehensive Plan and is located in the precise area designated by the Future Land Use and Conservation Map.

Chapter Four

Economic Development

Chatham County’s primary goal for economic development is to “diversify tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity, and reduce out-commuting” (ED Recommendation 01, p. 54). A secondary goal is to “increase employment opportunities across the County” (ED Recommendation 02, p. 54).

The proposed rezoning for Neighborhood Business is further supported by ED Policy 2: “encourage growth in designated Employment Centers, towns, and other appropriate locations” (p.55). ED Strategies also support the development of small-scale retail, services, and restaurants (ED Strategies 2.1-2.2, p. 55).

Additionally, rezoning also supports the existing business, Sky Mart, and encourages commercial development as a reasonable expansion of the area (ED Policy 4, ED Strategies 4.2 and 4.4, p. 56).

Finally, ED Recommendation 03 is to “support entrepreneurship, tourism, arts, and culture” (p. 57). Based on the location of the proposed rezoned areas, there are opportunities for entrepreneurship and tourism (ED Policy 06, p. 57). Located between NC Highway 1 and Old US 1, and in proximity to Shaddox Creek, the potential for hotels or other accommodations which encourage tourism is supported by ED Strategies 6.2-6.3 (p. 58).

4. Support

Traffic

No significant traffic impact is anticipated by the proposed rezoning.

Visual Impact & Screening

As planning continues and future uses are designated, natural buffers and landscaping plans will be reviewed by the Appearance Commission as called for in site plan review and incorporated as required.

Lighting

Lighting plans will satisfy requirements of the Chatham County Zoning ordinance.

Noise

Noise levels are not expected to increase significantly due to development but, in any event, noise levels will be compliant with applicable regulations.

Chemicals, Biological and Radioactive Agents

Apart from petroleum products (which are already present and accounted for at Sky Mart), other chemicals are not anticipated.

Signs

All signage will be permitted as required.

Emergency Services

No significant imposition on fire, police or 911 services are anticipated.

Impact to Surrounding Land Values

No negative impacts to surrounding property values are anticipated as all County buffering and landscaping requirements will be adhered to.

5. Additional Information

Water Source and Requirements

The area is serviced by Chatham County public water.

Wastewater Management

This area is not serviced by municipal sanitary sewer. Sanitary sewer service will be designed and permitted by the appropriate County or State agencies.

Water/Sewer Impact Statement

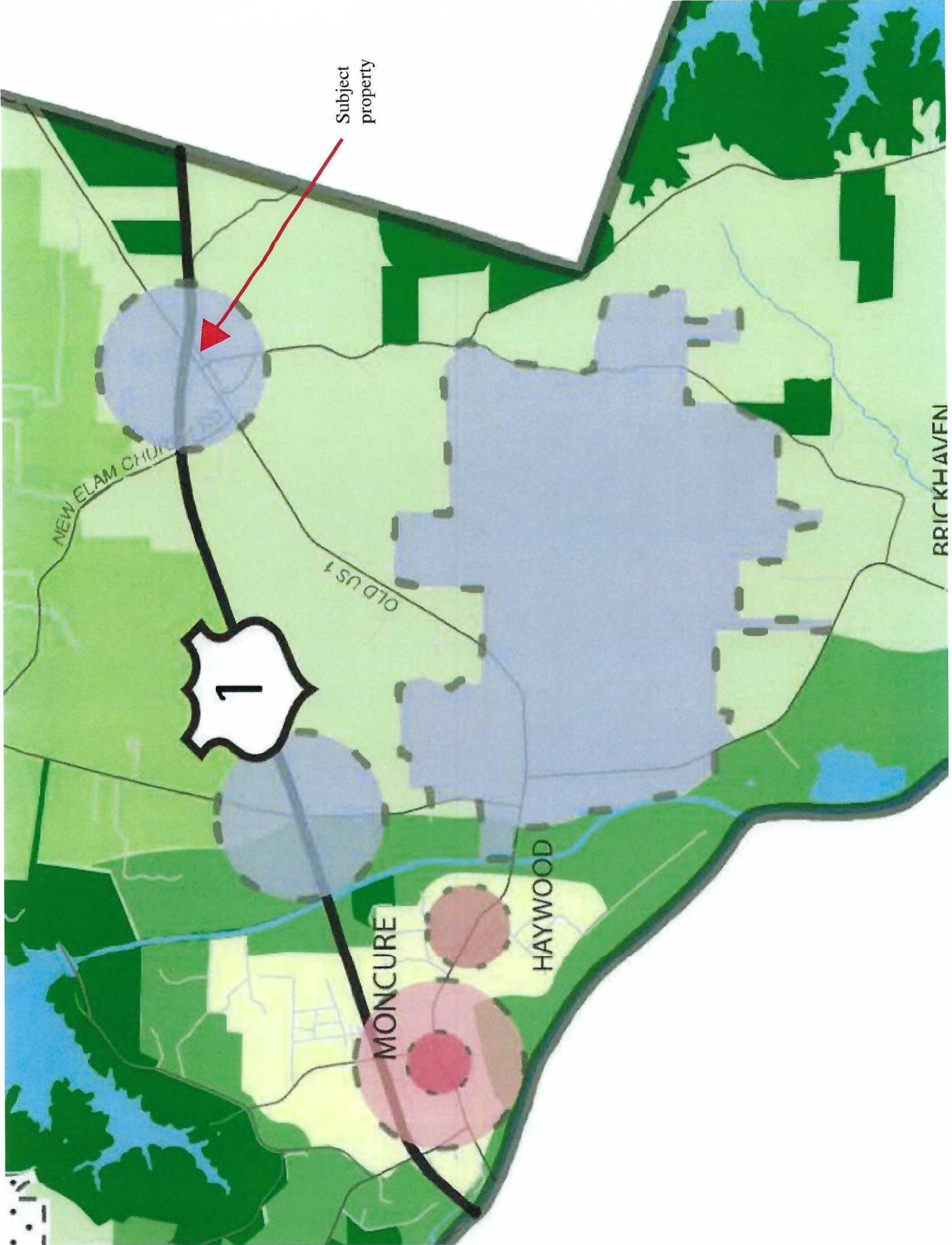
At this time, there are no development plans in place which estimate water and sewer impact. As development plans progress, the project will comply with all requirements of the Chatham County ordinance.

Access Roads

The area will be accessed from Old US 1.

Stormwater Runoff

Stormwater control measures (SCMs) will be planned on-site as required by the Chatham County Stormwater Ordinance and the NC Department of Environmental Quality (NC DEQ).



Subject property

NEW ELAM CHURCH RD

OLD US 1

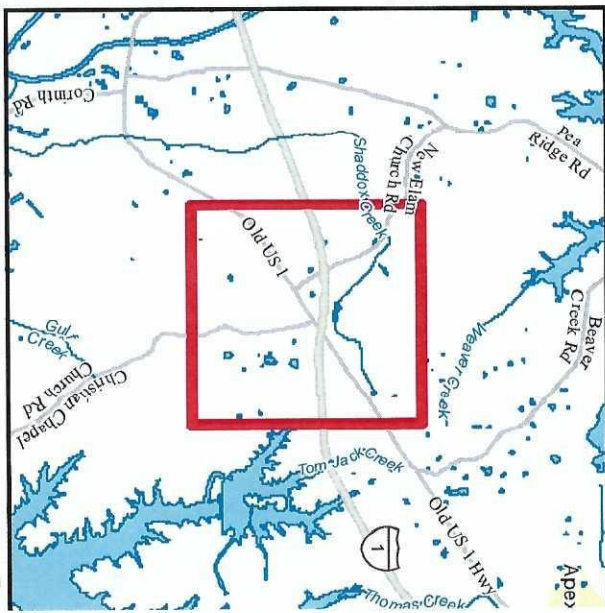
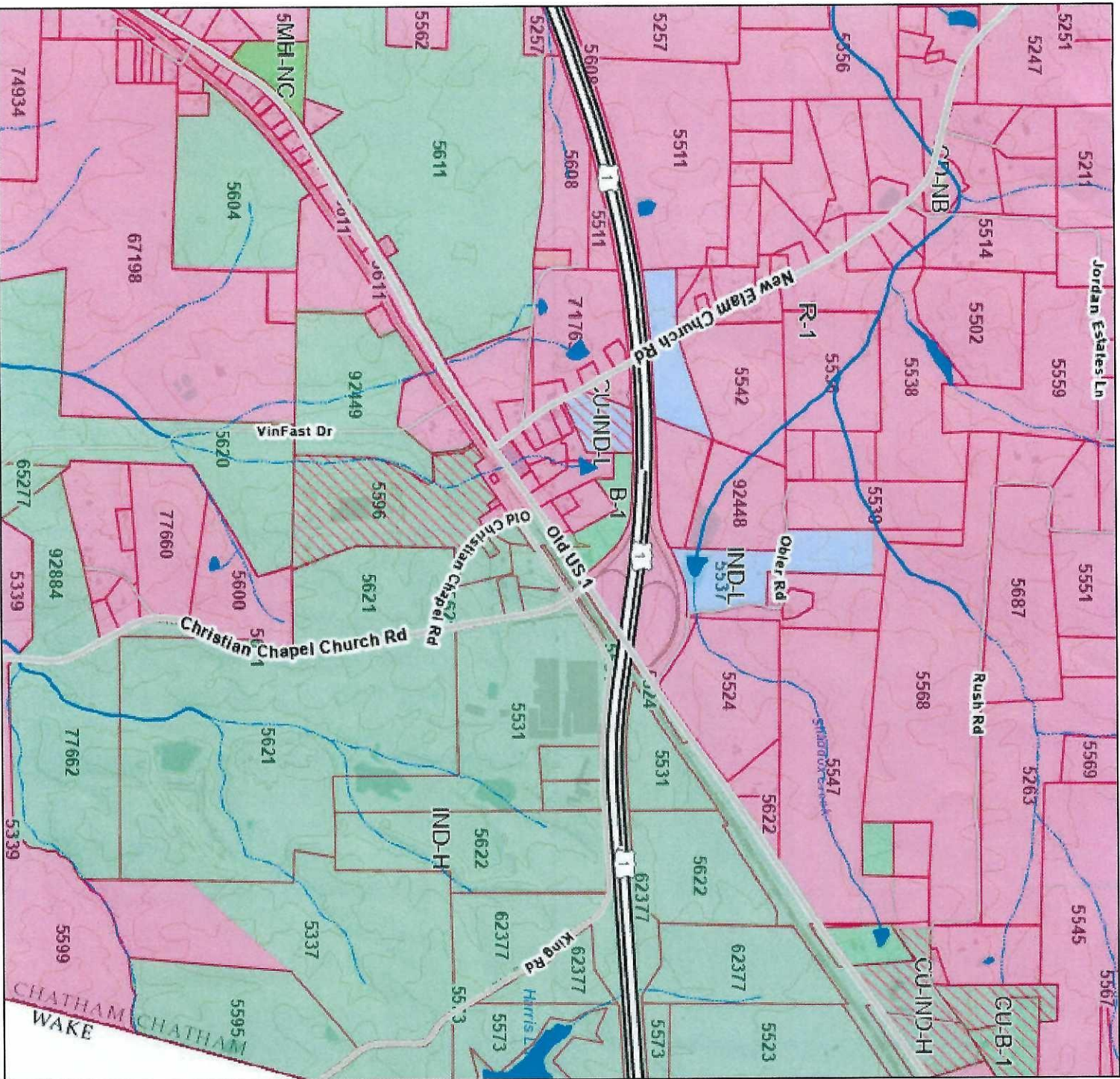
BRICKHAVEN

1

MONCURE

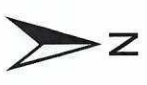
HAYWOOD

Chatham County Tax Map



Legend

Parcel Pop-Up	Local
Road Centerlines...	Rivers / Streams
Freeway	Streams / Rivers
Highway	Intermittent Streams
Major Arterial	Lakes / Ponds
Minor Arterial	
Collector	



Service Layer Credits:
 Esri, Inc., City of
 Naperville, Illinois
 Chatham County.



Date: 11/3/2022