

**Rezoning Application for Parcels 5336 (+/- 2.76 ac.), 5584 (+/- 1.47 ac.),
84340 (+/- 0.58 ac.), and a Portion of Parcel 5577 (+/-10.447 ac.)**

Total Acreage: 15.257 acres

Prepared For:

Hardip Singh Dhillon

November 4, 2022

Prepared By:

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128 Hillsboro St, Pittsboro, NC 27312

Owners:

Hardip Singh Dhillon, Gurminder Kaur Dhillon, and Balraj Singh Dhillon

5875 Old US 1 Hwy, New Hill, NC 27562

1. Ordinance

The +/- 10.447 ac. portion of parcel 5577 on the north side of Old US 1 has a legacy MH-NC zoning district designation. The other three nearby family-owned properties are zoned R-1. This request seeks to amend the zoning map (as incorporated into the Zoning Ordinance) so as to change the existing MH-NC zoning district designation of the northern portion of Parcel 5577 and the R-1 zoning designations of Parcels 5336, 5584 and 84340 to a Neighborhood Business (NB) zoning classification under the current Zoning Ordinance.

2. Changed or Changing Circumstances

Need and Desirability

All of the Applicant's properties are adjacent to the Parcel 5577 (Midpoint Logistics Park) which was unanimously recommended by the Planning Board to be rezoned to Light Industrial on October 4, 2022. In addition, Applicant's property is only +/- 360 feet from a portion of the TIP East development, recently zoned Heavy Industrial. Parcel 8430 is only +/- 2,200 feet from the northern portion of the TIP West property, recently zoned for Heavy Industrial. Located a short distance from TIP West and East (the Moncure Megasite), the proposed rezoning will complement the upcoming developments off Old US 1 (see attached Local Land Use GIS Map). This area of the County is planned for and is experiencing economic growth as part of the vision adopted by the Comprehensive Land Use Plan. At the time the Future Land Use Map was adopted, it was not yet known that additional light industrial and residential developments would be approved nearby. This proposed Neighborhood Business zone acts a bridge between Residential and Industrial areas by connecting residents to a growing commercial center in the County and providing needed services to both the residents and the employees without requiring lengthy drives and consumption of energy.

Survey of Similar Uses

Recently, Mad Pea Ridge, LLC, the owner of Parcels 5585, 90907, and 5807 applied to rezone 243.50 acres from R-1 to IL and received a 9-0 recommendation of approval from the Planning Board. By the time the public hearing on this Application is heard, the Mad Pea Ridge, LLC rezoning may well have been approved. Additionally, Parcels 5604 and 5611 are currently zoned for IH. Neighborhood Business will supplement the needs of residents living nearby as well as the employees who will work in the Industrial areas. There is very little if any nearby property properly zoned for retail and neighborhood-type business development.

Public Provided Improvements

No public improvements are required at this time.

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, especially near the Moncure Megasite. Further, the commerce involved will generate additional sales tax revenue for the County.

Employment

It is anticipated that businesses will flourish in this area in both the short and long-term due to the TIP projects and other pending rezonings, thereby creating ample employment opportunities consistent with the Comprehensive Plan objective for the nearby Employment Center.

3. Comprehensive Land Use Plan

Chapter Two

Issues and Opportunities

The key opportunity presented in this rezoning is employment. The Comprehensive Plan identifies in-county employment as an area that needs attention (p. 16). With the Moncure Megasite planning for 7,500 employees, supporting businesses and services will be necessary to accommodate the incoming workforce as well as the existing community.

Rezoning to Neighborhood Business will also promote a diversified tax base, which is an opportunity to address the County's reliance on the residential tax base (p. 20).

Another opportunity tied to both employment and taxes is "retail leakage" (p. 16). According to the Comprehensive Plan, 58% of potential retail sales are lost to other counties (p. 16). By rezoning to Neighborhood Business, businesses that move into the area will have the opportunity to serve in-county retail needs.

Chapter Three

Goals and Objectives

As previously stated, the County's goal of diversifying the tax base and generating high-quality, in-county jobs is served by rezoning the properties to Neighborhood Business given the location, demand, and needs of the County (p. 41-42).

Land Use Descriptions

Per the Future Land Use Map, the subject parcels are zoned as Rural (p. 45). Although the subject parcels are designated as Rural in the Future Land Use Map, many rezonings have diverged from their predicted use, including Parcels 5611 (IH), 90707 (IL), 90706 (IL), 5604 (IH), and 92449 (IH), all of which were to be Rural areas (see Future Land Use Map and GIS Land Use Map). This is because, despite that general Rural classification, the properties are within close proximity to the Moncure Megasite employment center node and an employment center node surrounding the interchanges at Pea Ridge Road and US 1.

In line with these rezonings, the Employment Center area designated on the Future Land Use Map is growing. The subject parcels are also well-suited to be included in this developing Employment Center.

An Employment Center is to include a range of uses: “industrial, office, and supporting retail, restaurants, services, recreation, and other uses” (p. 47).

The Industrial Suitability Map found on Page 21 of the Comprehensive Plan shows this area as “High” for industrial/commercial uses which will assist in balancing the tax base per page 20 of the Comprehensive Plan (Goal 4 in Chapter 3.2).

Chapter Four

Economic Development

The primary goal of Economic Development for the County is to “diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity, and reduce out-commuting” (p. 53).

ED Recommendation 02 aims to increase employment opportunities (p. 55). ED Policy 2 “encourage[s] growth in designated Employment Centers, towns, *and other appropriate locations*” (p. 55, emphasis added). Specifically, Strategy 2.2 encourages retail development (p. 55).

ED Policy 3 supports the continued development of the Moncure Megasite and surrounding areas “to ensure future job creation in the County” (p. 55).

Strategy 3.1 – “Target recruitment efforts for larger industrial projects towards sustainable, clean industries, paying above average wages” (p. 55).

Strategy 3.2 – “Consider the long-term return on investment and environmental impacts when recruiting businesses and industries and approving rezonings” (p. 56).

Strategy 3.4 – “Allow *a range of complimentary uses in proximity to the megasites* to create attractive work environments with amenities to compete with other employment location options in the Southeastern United States” (p. 56, emphasis added).

Strategy 3.5 – “Conduct small area plans and/or develop design principles and standards to give guidance to developers of sites within and *at the edges of the megasites*” (p. 56, emphasis added).

ED Policy 4 to “support existing businesses” also applies to rezoning the subject parcels (p. 56).

Strategy 4.2 – “Review incentive policies to allow greater participation by creating new or expanding existing small and medium-sized firms” (p. 56).

Strategy 4.4 – “Permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements” (p. 56).

Finally, ED Recommendation 03 to “support entrepreneurship” also supports the rezoning (p. 57). ED Policy 6 encourages the County to “support entrepreneurship and new businesses that diversify the local economy and capitalize on the unique assets of Chatham County” (p. 57).

Numerous ED Policies apply to this rezoning, as high-quality, in-county employment is a key issue and opportunity for growth and development.

4. Support

Traffic

No significant traffic impact is anticipated by the proposed rezoning.

Visual Impact & Screening

The property is mostly rural and undeveloped. 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

Any chemical storage or used will be addressed in conformity with all applicable regulations,

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

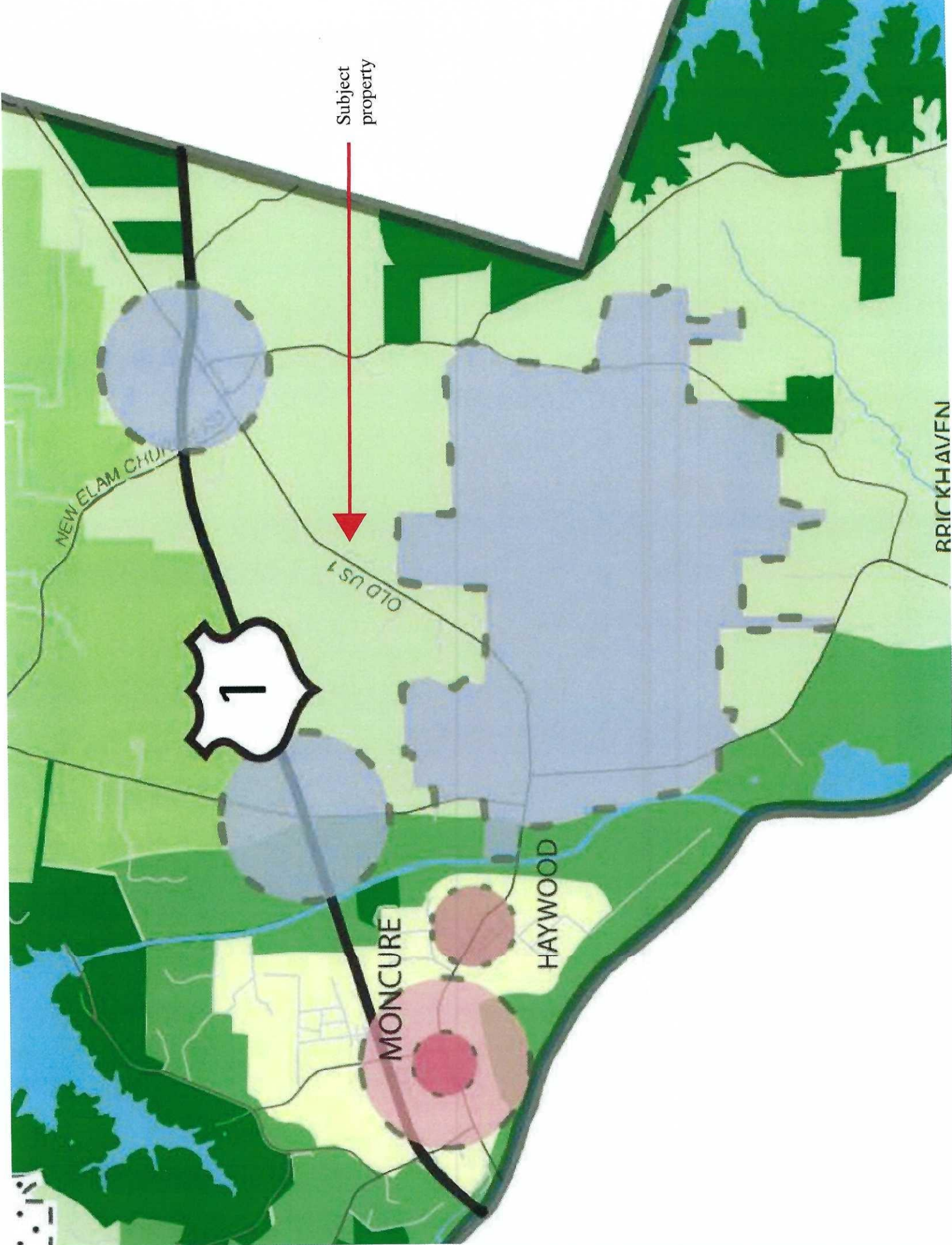
At this time, there are no development plans in place which estimate water and sewer impact. As development plans progress, the project will comply with all requirements of the Chatham County ordinance.

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

OLD US 1

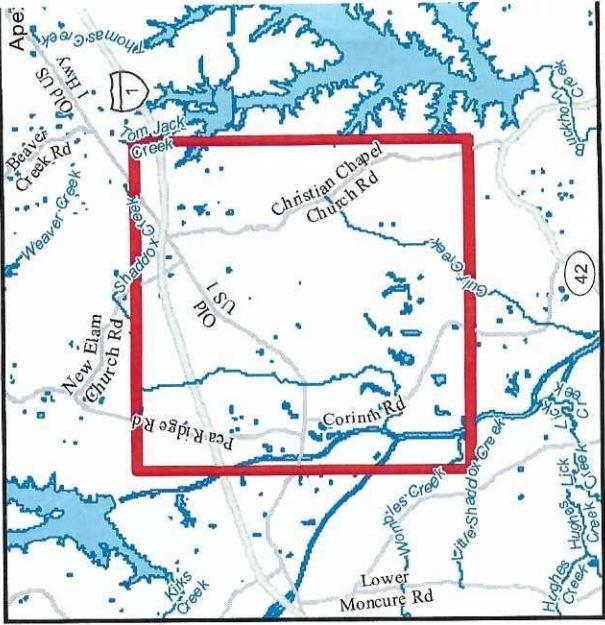
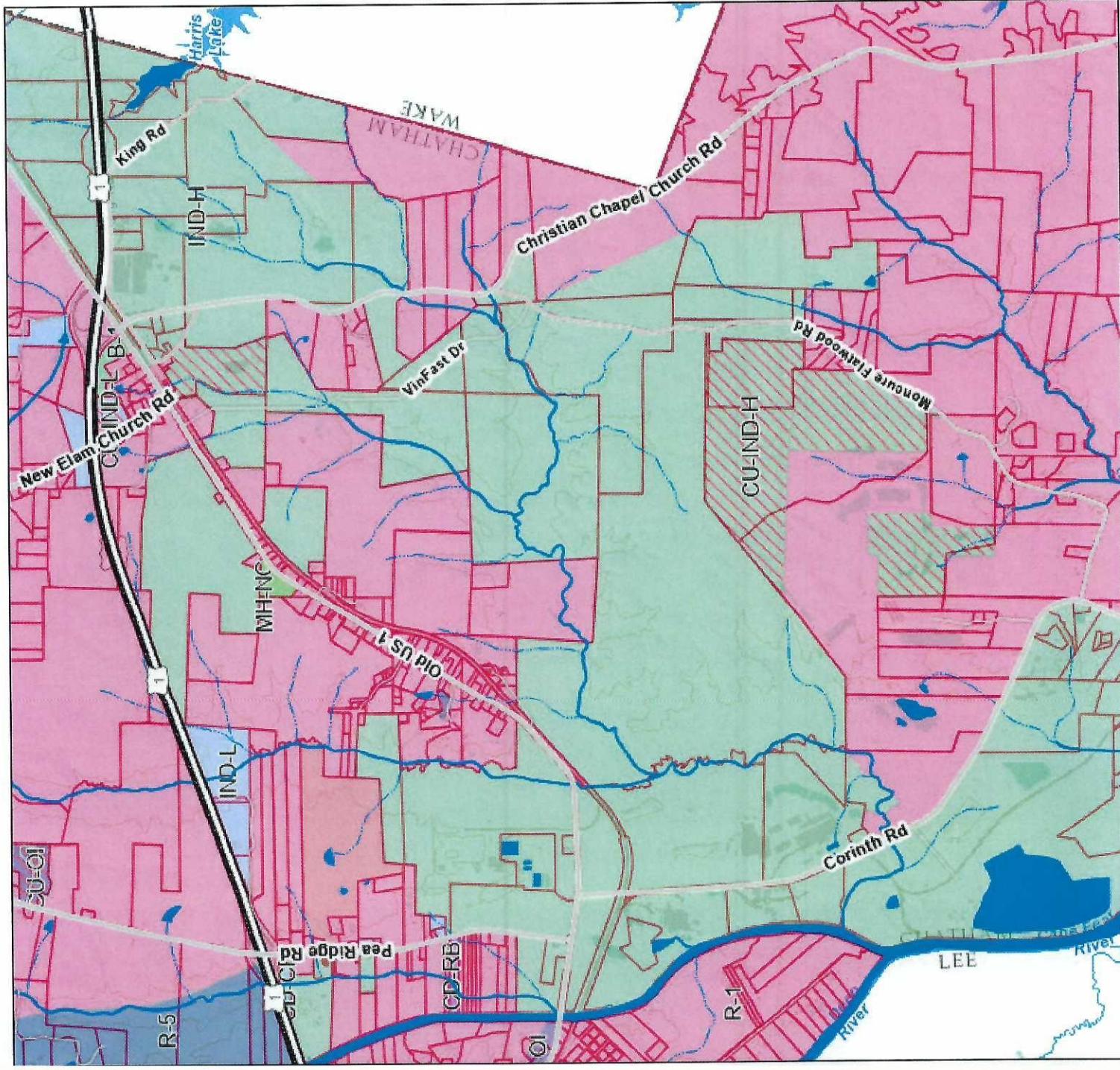
1

MONCURE

HAYWOOD

BRICKHAVEN

Chatham County Tax Map



Legend

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



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

Date: 10/17/2022