

**WOMBLE FARM PROJECT
CATALYST CAPITAL PARTNERS, LLC**

**CONDITIONAL DISTRICT
MIXED USE**

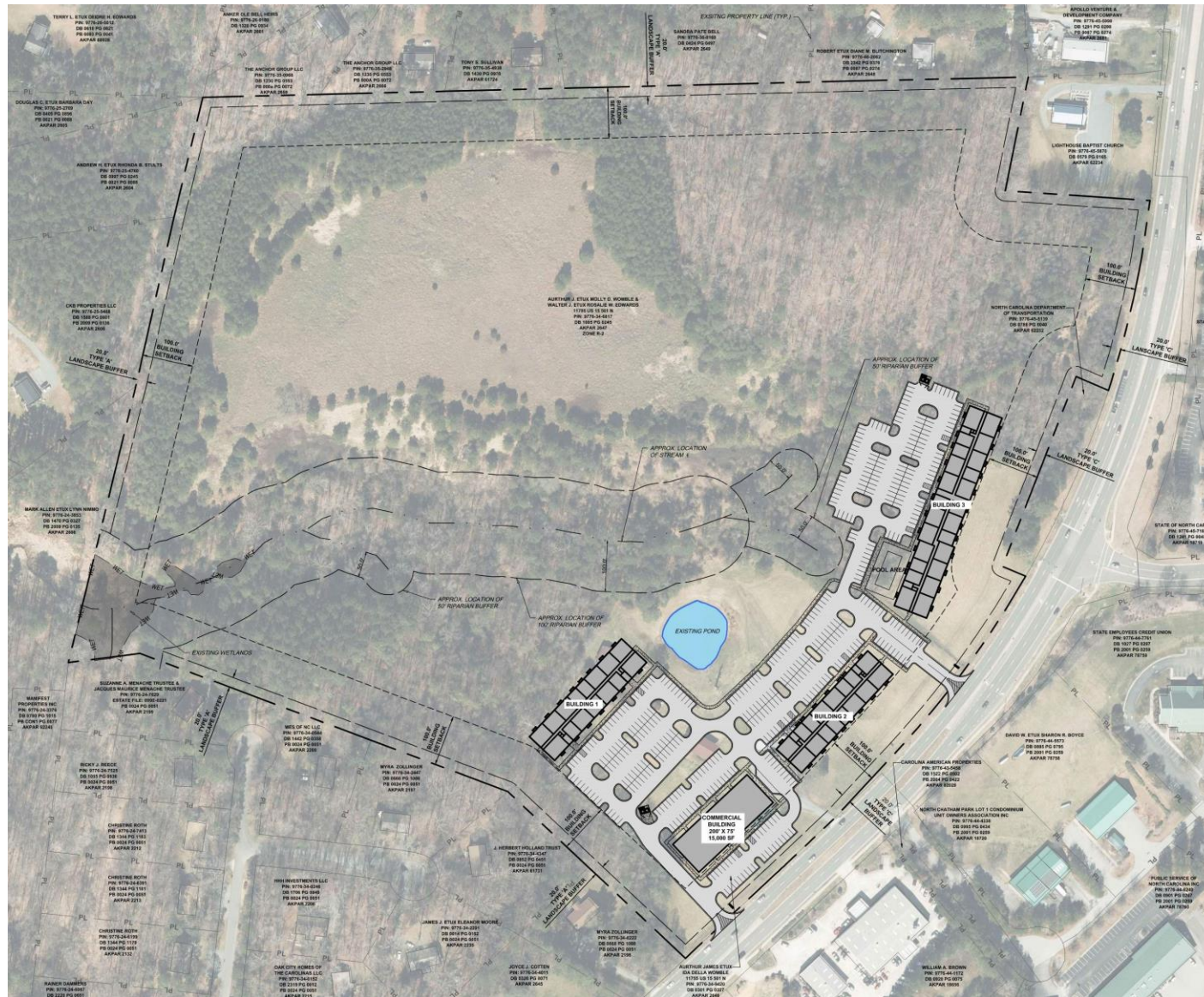
Bradshaw Robinson Slawter & Rainer LLP

December 5, 2023

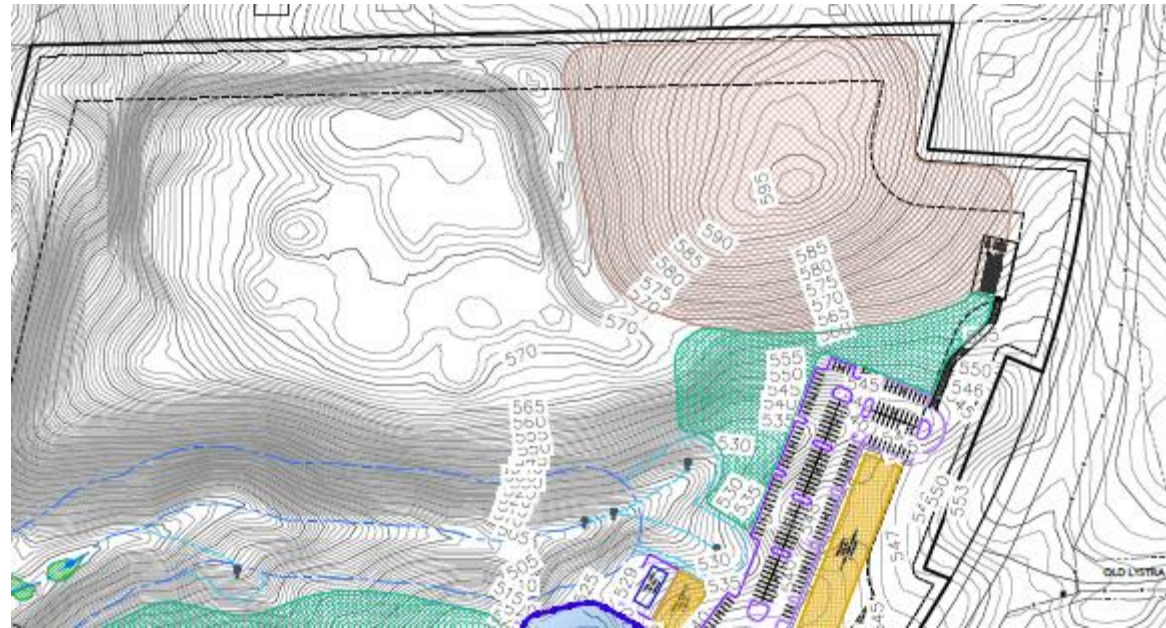


Street View of Womble Property from U.S.
Highway 15-501

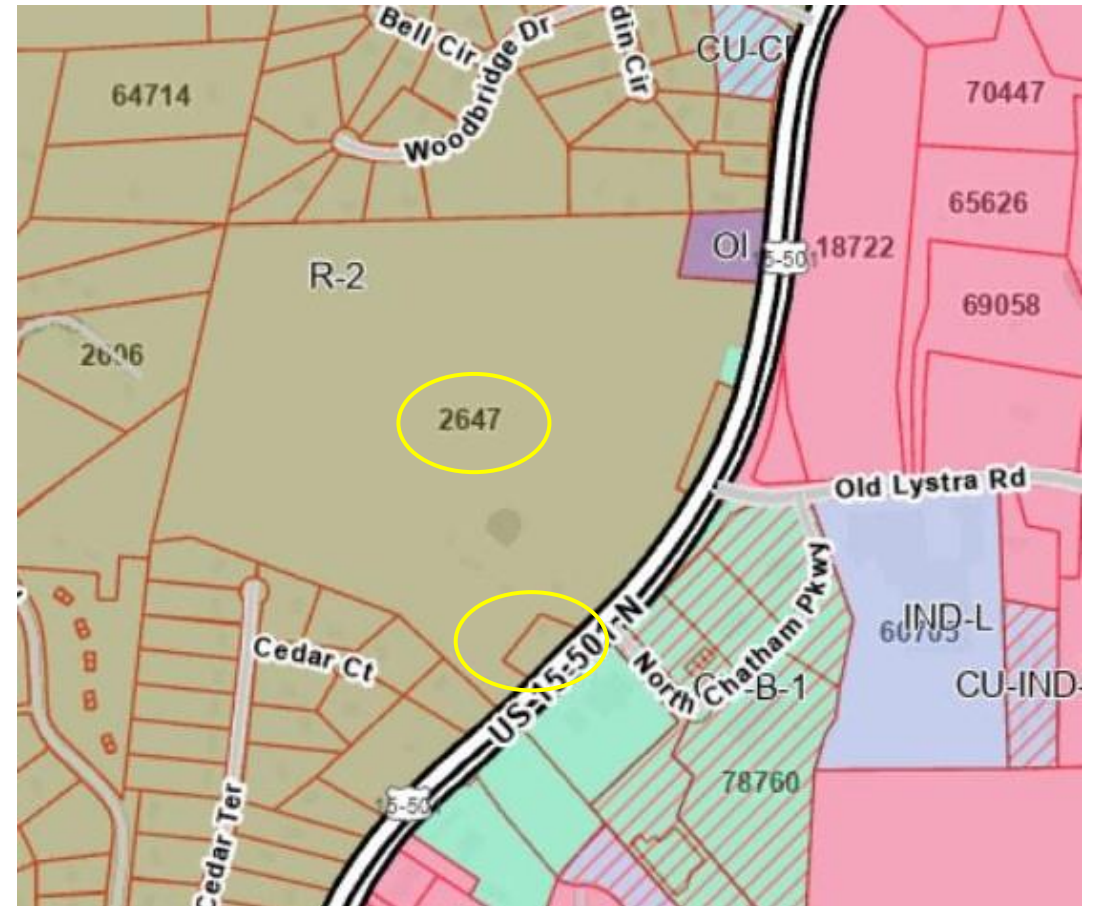
Preliminary Site Plan



Preliminary Site Plan

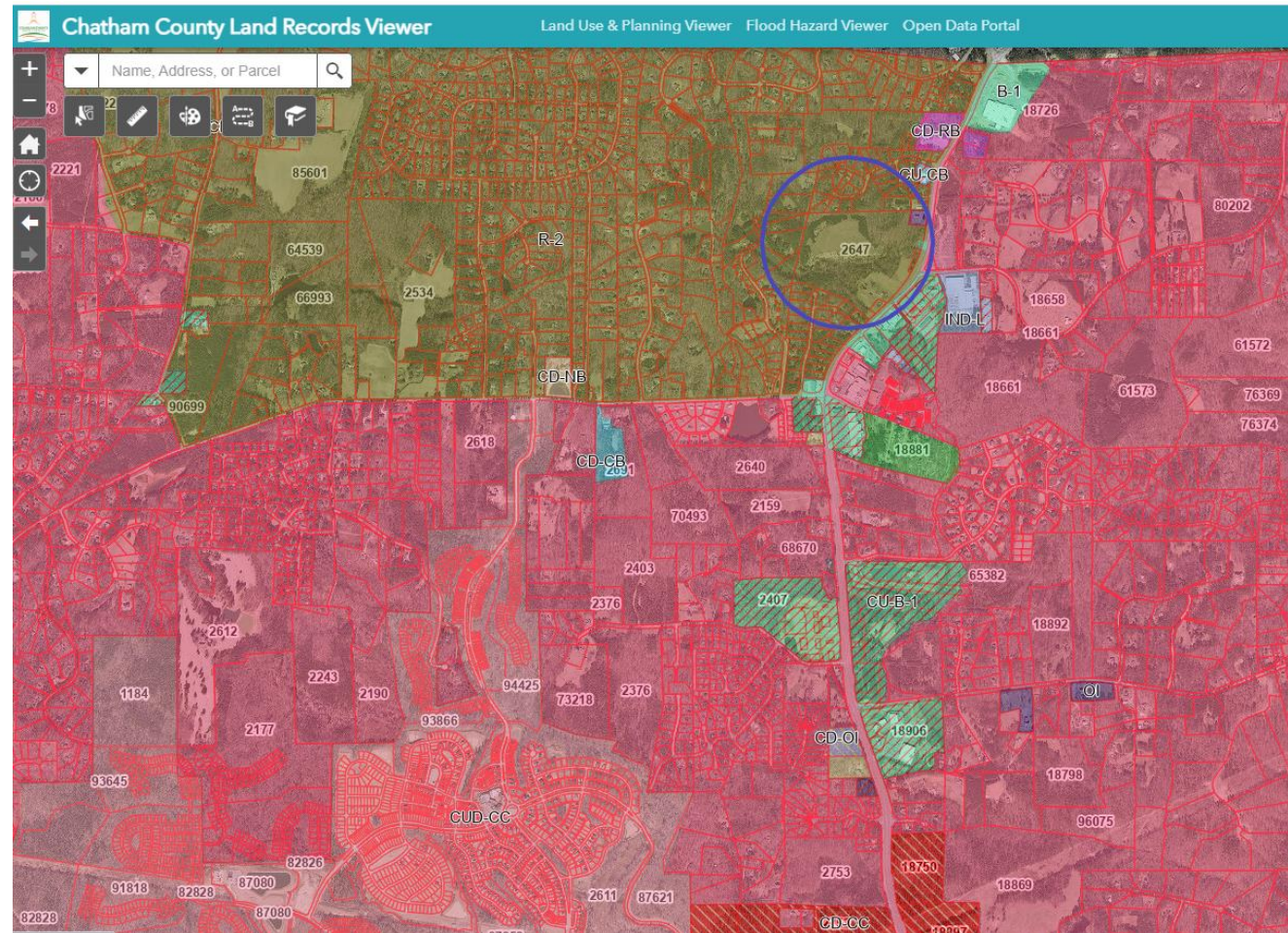


Parcels 2646 and 2647 – U.S. Hwy 15-501



Wider View of Present Conditions

Higher Intensity Uses along the 15-501 Corridor



PROCEDURAL HISTORY OF THE PROJECT

- Catalyst has been working on this project for more than two years prior to filing the zoning application. Meetings with Staff date back to September 2021.
- Great effort has been expended on arriving at a plan that will work from all standpoints, zoning, comprehensive plan, watershed, utilities and the like.
- A Community Meeting was held on July 25, 2023. Attendance was sparse and friendly. One couple who lives north of the property and a non-resident owner of rental property to the south.
- We met with the Appearance Commission on August 23, 2023.
- The Application was filed on October 6, 2023, reviewed by Planning Staff and deemed complete.
- ERAC reviewed the EIA on November 9, 2023. At our request Applicant was sent a copy of the ERAC report on November 14. Applicant submitted revised EIA on November 20, 2023, for the public hearing.

The Five Findings Set Out in Section 5.3 of the Zoning Ordinance

Finding 1 - Ordinance

- No error in the Ordinance is alleged, other than that the Zoning Map, as incorporated into the Ordinance must be revised. The requested Mixed Use Conditional Use District is allowed under Section 10.12 of the Chatham County Zoning Ordinance. Thus, Applicant seeks to modify the Chatham County Zoning Map to revise the zoning for the Property such that it is shown as MU-CD.
- **The Applicant believes that Finding 1 is met.**

Finding 2 – Changed or Changing Circumstances

- Need and Desirability and Survey of Similar Uses
 - Due to density restrictions mandated by the Zoning Ordinance, Chatham County has historically been lacking in “missing middle” or multi-family dwelling options.
 - **There are no other permitted Mixed Use Conditional Use Districts in the County. There are very few apartment complexes in northeast Chatham County. The only apartment complex along the 15-501 corridor between the Orange County line and Pittsboro is the apartment project within Briar Chapel. A multi-family project along the 15-501 corridor with easy access to Chapel Hill would help to begin to fill a historic void in the multi-family housing type availability for northeast Chatham County.**

Finding 2 – Changed or Changing Circumstances

- Public Provided Improvements – None anticipated at this time.
- **Tax Considerations – Generate significant commercial tax revenue for the County. Estimated to be \$450,000 per year in ad valorem revenue.**
- **Employment – This proposed amendment will result in the employment of hundreds during the building process and once built, the developer estimates that the multifamily community will employ approximately 20-25 full-time employees and the commercial space will employ approximately 20-25 employees.**
- The Applicant believes that Finding 2 is met.

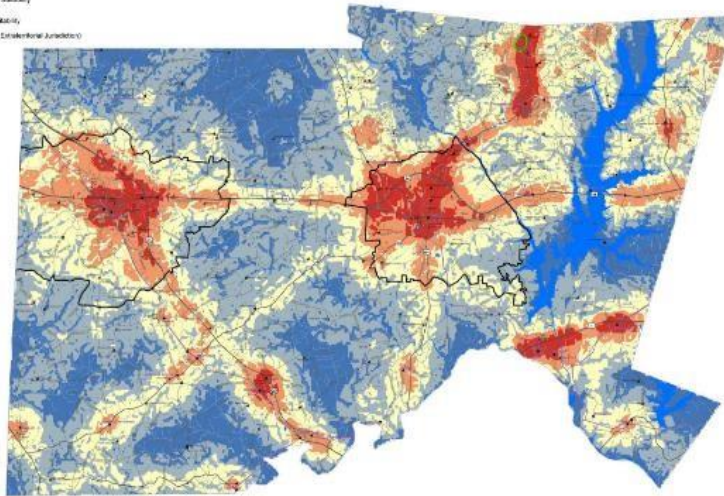
Finding 3 – Comprehensive Land Use Plan

- Chapter Two – Issues and Opportunities
 - Economics and Growth – This proposed rezoning supports the County’s goal of generating high-quality, in-county jobs for residents.
 - Land Use – Chatham aims to preserve the rural character of our community. This proposed rezoning leaves over 50 acres of open space due to WSII impervious surface restrictions. Additionally, the Applicant is dedicated to honoring the Wombles’ legacy in the design and marketing of the project.
 - The Land Use Commercial Suitability Map (Comp Plan pp. 21-22) supports this type of development along U.S. Hwy 15-501. Further, this development location is supported by the Jobs and Industry Map (Comp Plan p. 22).

COMMERCIAL SUITABILITY

Commercial Suitability

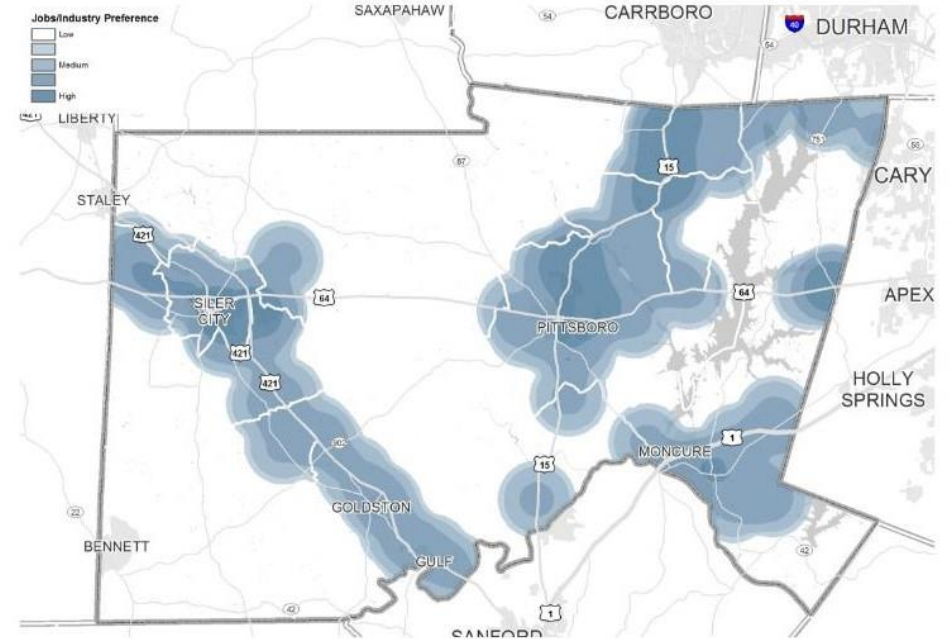
- Low Suitability
- Medium Suitability
- High Suitability
- ETJ (Environmental Jurisdiction)



COMMERCIAL FACTORS

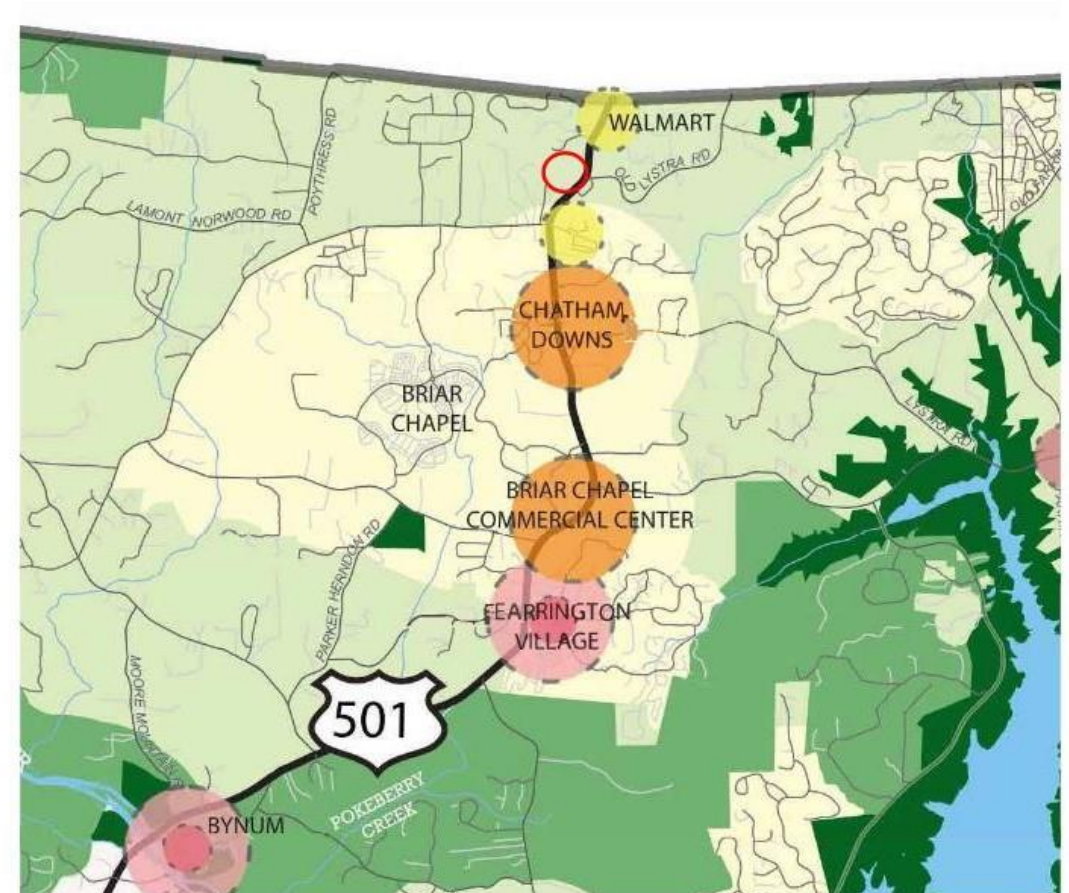
- LANDS NEAR CONCENTRATIONS OF EXISTING RESIDENTIAL DEVELOPMENT
- LANDS PROXIMAL TO EXISTING COMMERCIAL AND SERVICES
- LANDS PROXIMAL TO ACCESSIBLE HIGH TRAFFIC ROADWAYS
- LANDS PROXIMAL TO MAJOR ROADS (EXISTING AND FUTURE)
- LANDS PROXIMAL TO EXITS
- LANDS PROXIMAL TO EXISTING OR APPROVED COMMERCIAL CENTERS
- LANDS PROXIMAL TO SEWER
- LANDS NOT ENVIRONMENTALLY CONSTRAINED

JOBS AND INDUSTRY



Finding 3 – Comprehensive Land Use Plan

- Chapter Three – Goals and Objectives
 - **Property would be a natural extension of the Cole Park Community Center on the plan and in keeping with the existing commercial uses along the corridor**
 - **On the edge of the Compact Residential zone on the FLUM**
 - Generate more high-quality, in-county jobs
 - Conserve natural resources
 - The Property is located in close proximity to Neighborhood Centers



Finding 3 – Comprehensive Land Use Plan

- Chapter Four
 - Economic Development – This proposed rezoning estimates that 40-50 high-quality, in-county jobs will be created. A multi-family development with a commercial outparcel located on U.S. Hwy 15-501 will generate commercial tax revenue for the County.
 - Land Use – Chatham’s Land Use Policy 2 aims to “direct development of any intensity requiring public utilities and other urban services to planned growth areas.” (Land Use, p. 62). The accompanying Strategy 2.1 allows for the areas within and *near* Community and Neighborhood Centers, as shown on the Future Land Use Map, to be developed for larger scale commercial, office and mixed-use developments. (Id.) (emphasis added).
 - Natural Resources – Over 50 acres will be preserved as open space.
 - Parks and Recreation – The Applicant intends for residents of the multi-family development to enjoy the aforementioned open space.
- **The Applicant believes that Finding 3 is met.**

Finding 4 – Essential or Desirable for Public Convenience or Welfare

- Traffic – See TIA slide.
- Visual Impact and Screening – Approved by Chatham County Appearance Commission
- Lighting – Full cut-off fixtures in compliance with Zoning Ordinance.
- Noise – No significant increase anticipated.
- Chemicals, Biological and Radioactive Agents – Anticipated chemical use includes typical pool cleaning chemicals. Any chemical storage or use will be addressed in conformity with all applicable regulations. If a medical office occupies the commercial building, any chemical, biological, and/or radioactive materials will be utilized in conformance with all applicable regulations.

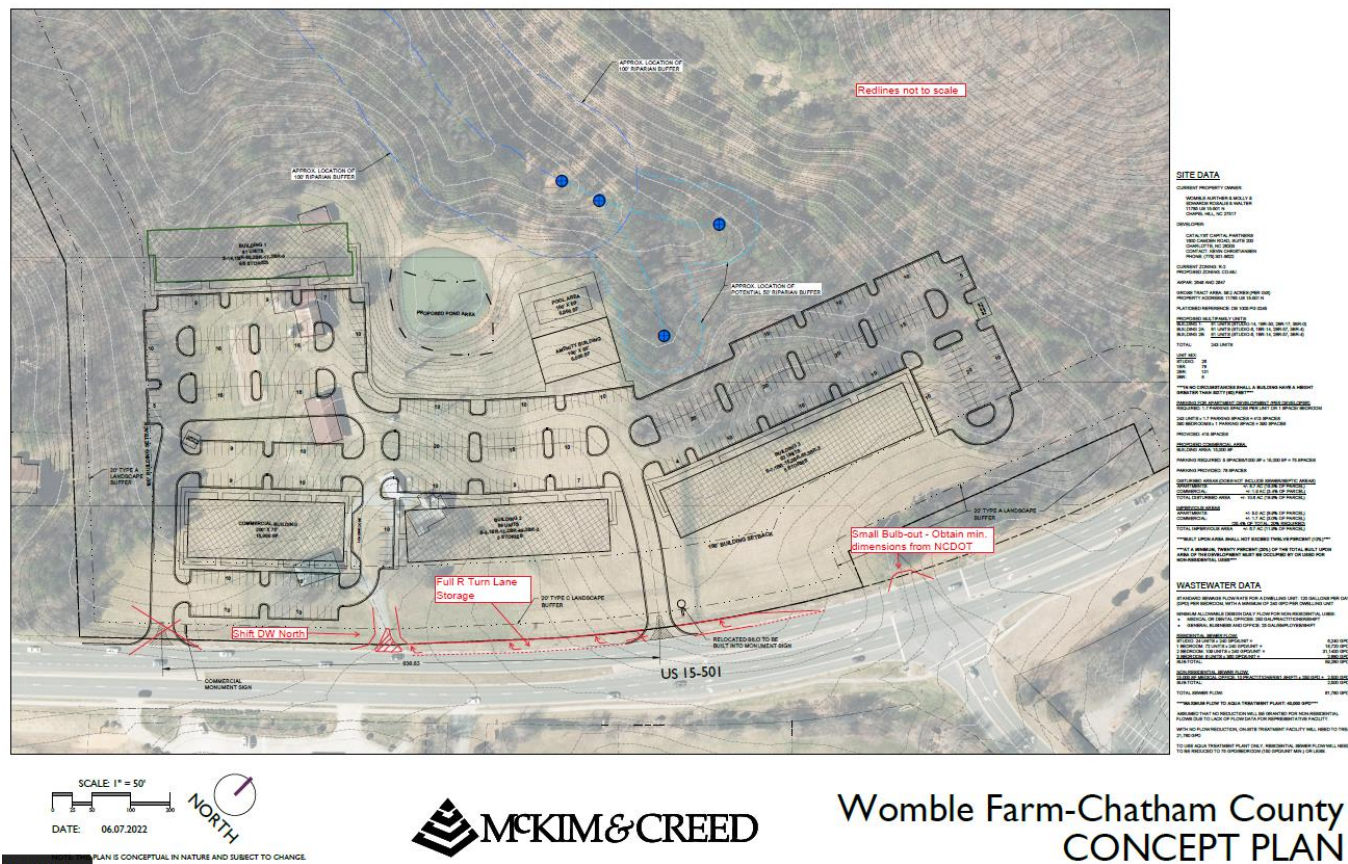
Traffic Impact Analysis (TIA)

- Gannett Fleming (the County's TIA Peer Review entity for TIA's that require peer review) performed a TIA for this project.
- The proposed development will generate approximately 1,653 total trips per day, 139 trips in the AM peak hour, and 153 trips in the PM peak hour.
- Recommendation: Right-in and right-outs only for 2 access points on U.S. Hwy 15-501.
- Recommendation: Prohibit left turns from the westbound Collection Center.
- Recommendation: Prohibit U-turns from southbound.
- No recommendations for Smith Level Rd and Manns Chapel Rd.



Traffic Impact Analysis (Cont.)

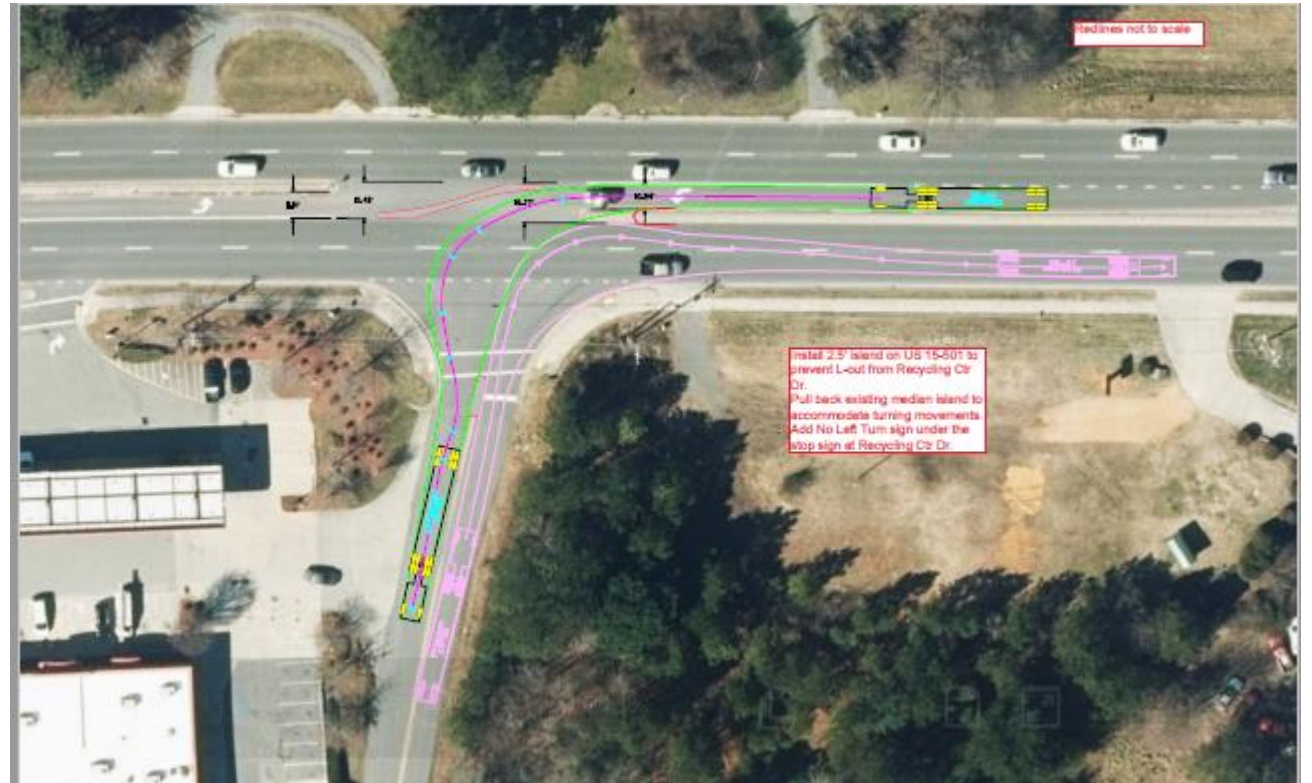
- NCDOT reviewed the TIA, receiving comments from the District Engineer's Office, Division Traffic Engineer's office and the Congestion Management Unit.
- NCDOT review accepted the Gannett Fleming TIA recommendations, adding only the following required improvements:
 - Shift the southern most access driveway northward by +/- 275 feet
 - Construct a U-turn bulb across from Old Lystra Road
 - Construct a full right turn storage lane between the two entrances
 - Construct a 100' storage turn lane for the northern entrance with appropriate tapers



Womble Farm-Chatham County
CONCEPT PLAN

Traffic Impact Analysis (Cont.)

- Construct an island at the Recycling Center driveway to prohibit lefts-out, and remove enough existing concrete median island to provide left-in and U-turn movements from the SB US 15-501 direction (see attached exhibit).
- Applicant accepts these required improvements.



Finding 4 – Essential or Desirable for Public Convenience or Welfare

- Signs – All signage will be permitted as required. Applicant intends to incorporate the Womble Farm elements and concepts into the signage, amenities and/or marketing.
- Emergency Services – No unusual demand for emergency services is anticipated.
- Impact to Surrounding Land Values – Land values are not anticipated to be harmed by the project given that landscaping buffers will be included and significant amounts of existing natural area will be maintained along nearby residential uses.
- **The Applicant believes that Finding 4 is met.**

Finding 5 – Other Circumstances, Factors and Reasons

- **Water Source and Requirements** – Chatham County Water Dept. confirmed adequate capacity for the intended uses.
- **Wastewater Management** – On-site package plant will be designed for the property and permitted through NCDEQ.
- **Water/Sewer Impact Statement** – Minimal impact given that County water is available and wastewater will be treated on site.
- **Access Roads** – Two right-turn only entrance/exits from U.S. 15-501.
- **Stormwater Runoff** – All state and local stormwater control measures will be satisfied.
- **The Applicant believes that Finding 5 is met.**



The Womble Property Mixed Use Project

Conceptual Drawing Above

EIA REVIEW AND BROWNFIELDS PROGRAM

As mentioned, the EIA has been updated based on the comments from ERAC.

The most important issue coming out from ERAC was their noted concern about the two Recognized Environmental Conditions called out by the Phase I environmental report that Applicant had done.

LCID Status

Former Gulf Gas Station on Adjacent Property now owned by DOT

Applicant was well aware of these two potential remediation opportunities.

Before the ERAC review even occurred, Applicant had applied to the NCDEQ Brownfields Program that will allow for and require remediation of any verified environmental conditions.

That program will create a written Environmental Management Plan for remediation and future monitoring to the extent deemed necessary by NCDEQ.

Development of the property is a Win-Win because It creates the only realistic opportunity for clean-up if it is needed.

Andrew Besu from Hart & Hickman is here and can explain/answer questions about that program and process

Conclusion



Thank you for your time and consideration! We are available to answer any questions.





