

December 27, 2023

## **Holmes Companies**

### General Use Districts Rezoning Map Amendment

APKAR Parcels 5276 and 95339

Total Acreage 22.945 acres

#### **Top Chord Way Business Park**

276 Top Chord Way  
New Hill, North Carolina 27562

#### **Prepared for:**

Chatham County, North Carolina

#### **Prepared by:**

Holmes Companies  
100 Europa Way  
Chapel Hill, NC 27517

#### Rezoning Request Summary:

Gateway Park and Top Chord Industrial Park were rezoned in 2022. Parcels 5276 and 95339 exist between these two rezoning cases and the future Chatham County Park. Holmes Companies have these parcels under contract to purchase and with the existing landowner desire to rezone the parcels from existing R-1 to Light Industrial to match the zoning category of Top Chord Industrial Park. The parcels lie within the Employment Center designation of the Future Land Use Plan and the future land use is further confirmed with the Draft Recode Chatham Moncure Small Area Plan. With this rezoning request, the zoning will be consistent with the contiguous parcels.

#### **1. Any alleged error in the Ordinance, if any, which would be remedied by the amendment?**

There are no known errors in the Ordinance that would be remedied by the proposal.

**2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary.**

The recent announcements of a new electric vehicle manufacturing plant to be located within the Triangle Innovation Point and the new Federal Express facility under construction in Triangle Innovation Point coupled with historic uses of heavy industrial uses and brick manufacturing is defining a new employment center for Chatham County. The symbiotic relationships of suppliers to manufacturing, employment clusters and key transportation nodes are redefining the region south of US1 into a vibrant job center.

The Holmes Companies have filed an earlier General Use Districts Rezoning Map Amendment for the neighboring lands to the west for Neighborhood Business. Combined these two Rezoning Map Amendments will provide for a cohesive development pattern providing change in building scale and massing moving from services along Pea Ridge Road to more job centric facilities and larger buildings behind the neighborhood services. By planning both projects together, pedestrian connectivity, transportation connectivity, environmental stewardship and thoughtful planning will provide the County a development pattern well planned.

In a survey of similar uses, there is a roof truss manufacturing facility directly across the roadway easement from the property to the north. Similar uses are being proposed in this area of Chatham County and the ability to connect them through private infrastructure development will aid Chatham County in creating sufficient networks to support new development.

The developers plan to reconstruct Top Chord Way from an existing gravel road to a new paved road reducing the support needed from Chatham County. No additional public improvements are needed for the proposed rezoning and development pattern.

The uses proposed will provide increased tax revenue for Chatham County.

The proposed use reflects the potential for increased employment in this portion of the County coinciding with the historic uses and new plans for the Mega Site.

**3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof.**

The Chatham County Comprehensive Plan has denoted the intersection of US1, Pea Ridge Road and Top Chord Way as an employment node for Chatham County. The proposed amendment to the zoning map supports the Comprehensive Plan. Diversifying the tax base, increasing employment, thoughtful planning and connectivity with adjoining land uses provide additional support to the goals and objectives of the Comprehensive Plan.

The requested land use change supports the recent announcement of VinFast providing the ability to provide support and connectivity to the Triangle Innovation Point district.

Additionally, the proposal may provide unique spaces for entrepreneurship, allowing small business to relocate as the need to grow allows. Co-location of similar uses provides for unique business opportunities – with businesses being able to provide support.

Thoughtful planning of the Pea Ridge/Top Chord Way node for the County will provide a unique opportunity to work with Chatham County on developing cohesive plans combining scales of development located in an area that is served by a proposed County Park adjacent to the site.

#### **4. List all other circumstances, factors, and reason which the applicant offers support of the proposed amendment.**

This plan would allow businesses to locate at this site and provide services the community. The proposed development would offer employment opportunities and increased property and sales tax revenue for Chatham County.

##### a. Traffic

The site(s) location at the apex of the U.S. Highway 1 and Pea Ridge Road results in businesses and services placed in a location that supports vehicular use. Current NCDOT roadway plans to improve US 1 and Pea Ridge Road will be incorporated in the development. Note that the NCDOT proposed plans leverage the use of Top Chord Way.

##### b. Visual Impact and Screening

- a. The proposed rezoning will allow for a comprehensive master plan for the parcels.
  - i. Comprehensive design
  - ii. Screening of dumpsters, parking and rear of buildings
  - iii. Unified streetscape plantings
  - iv. Holistic landscape design approach with indigenous and/or naturalized species

##### c. Lighting

- a. Wholistic approach to site lighting
- b. Recognition of light levels and dark sky ordinances
- c. Photometric plan will be prepared by Duke Energy

##### d. Noise

- a. Given planned land uses, increased noise will be at a minimum

##### e. Chemicals, Biological and Radioactive Agents

- a. The degree of chemicals, biological and radioactive agents are unknown at this time. Proper planning and emergency response action plans will be introduced for the development.

##### f. Signs

- a. With a comprehensive developer of the parcels, the sign program will be uniform and under one design methodology

##### g. Emergency Services

- a. Access to the site is immediate from U.S. Highway 1 and Pea Ridge Road interchange.
- b. Site design will accommodate specific turning radiuses and movements for emergency vehicles.
- h. Impact to Surrounding Land Values
  - a. Needed uses in an area of the County with limited services
  - b. Mixture of land uses
  - c. Changes occurring in this portion of the County related to the Mega Site and NCDOT's analysis and recommendations for infrastructure improvements

**5. All other information required on the application or as offered by the applicant in support of the request.**

- a. Water Source and Requirements
  - a. The project will be served by Chatham County water.
- b. Wastewater Management
  - a. The parcels under review for rezoning will be a part of the infrastructure improvements slated for the Mega Site and adjacent lands. It is anticipated the wastewater will be public sanitary sewer lines provided by Chatham County.
- c. Water/Sewer Impact Statement
  - a. The current project approval and construction schedule will allow for new infrastructure in terms of water and sewer to be constructed to serve the project. The goal is to time occupancy with that of public sewer being available. Due to the nature of the proposed use, capacity is undetermined at this time.
- d. Access Roads
  - a. Top Chord Way, which will serve the site, is an existing NCDOT right-of-way. The road is currently a gravel road. The project goals have Top Chord Way being realigned to extend the distance from the interchange and providing a four-way intersection to serve both sides of the project.
- e. Stormwater Runoff
  - a. The project will follow Chatham County guidelines for storm water management best practices.