

Attachment A
to
Rezoning Application for Parcel 5626

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

No error in the Ordinance is alleged. The applicant seeks to amend the Zoning Map to rezone the property from Residential District 1 (RD-1) to Heavy Industrial District (IH). The requested zoning district is allowed under sections 4 and 10.10 of the Chatham County Zoning Ordinance (the “ZO”).

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

a. *Need and Desirability*

The proposed zoning will help absorb market demand for industrial space in southeast Chatham County. The property is located directly across Christian Chapel Church Road from the future VinFast Manufacturing facility, a \$4 billion facility that will open in 2025 and employ 7,500 people by its third year of operation. Wolfspeed, a Durham based semiconductor company plans a \$5 billion silicon carbide manufacturing plant in western Chatham County, just 32 miles from Moncure. *Plan Moncure Appendix B p. 4*. These manufacturing facilities, together with new facilities planned elsewhere in central North Carolina, will generate demand for additional supportive industrial space. Plan Moncure projects annual demand for new industrial space in southeastern Chatham County to be between 100,000 and 400,000 square feet annually and notes the US-1 corridor southwest of Raleigh “is well positioned to accommodate more of the Triangle’s industrial space demand in the near future.” *Plan Moncure Appendix B p. 5*.

b. *Survey of Similar Uses*

The property is an ideal location for new industrial development, situated between a nuclear power plant and future vehicle manufacturing facility. As discussed above, the VinFast property is located directly west of the property across Christian Chapel Church Road. Adjacent properties to the east and south are owned by Duke Energy and part of the Shearon Harris Reservoir. The adjacent property to the north is undeveloped and owned by Caviness Properties LLC. Although we are not aware of any development plans for the Caviness property at this time, Plan Moncure designates it as “Employment Center” which calls for industrial and other non-residential uses. Accordingly, with no existing or future residential uses adjacent, the proposed industrial uses will have minimal adverse impacts on adjacent properties.

Additionally, the property is no longer suitable for residential uses. PlanMoncure designates it as “less suitable” for residential uses because of its location near

future industrial and manufacturing facilities and Harris Lake. *Plan Moncure Appendix E, Residential Suitability Map.*

c. *Public Provided Improvements*

No public provided improvements are anticipate at this time.

d. *Tax Considerations*

The proposed rezoning will facilitate the development of industrial uses which will generate additional non-residential tax revenue to the County. The property is currently undeveloped and therefore generates minimal tax revenue. According to Plan Chatham, for every \$1.00 invested by Chatham County, commercial land uses return \$3.01 to the County compared to \$0.87 for residential uses. *Comprehensive Plan p. 21.*

e. *Employment*

The proposed rezoning will result in construction-related jobs for the development of the site and additional permanent jobs at the facility. Because there are no specific development plans at this stage, exact job numbers and descriptions are unknown.

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

a. *CHAPTER TWO: Issues and Opportunities*

Chatham County’s tax base, by dollar value, is approximately 84% residential, 8% agricultural and forestry land; and 8% commercial or industrial while adjacent counties have commercial and industrial segments of the tax base in the range of 20% to 40%. Commercial and industrial properties tend to bring in more tax revenue than the government’s cost to provide services. *Comprehensive Plan. p. 21.* The proposed rezoning will facilitate the development of industrial uses which will require fewer services from the County and help rebalance the tax base.

b. *CHAPTER THREE: Goals and Objectives, and Land Use Descriptions*

The requested rezoning will further Goal 4: “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.” *Comprehensive Plan p. 41.* The rezoning will allow a local North Carolina business to locate in Chatham County, thereby increasing the non-residential share of the tax base and bringing new jobs to Chatham County.

The proposed zoning is consistent with the property’s “Employment Center” designation in Plan Moncure. and is consistent with Plan Moncure adopted in October 2023. The purpose of Plan Moncure is “to establish a community based vision to guide the future of southeastern Chatham Cuntty, including the Moncure

community.” The Employment Center designation calls for additional industrial and warehouse uses to absorb future market demand and increase the County’s non-residential tax base. The proposed zoning will help absorb market demand for industrial space in southeast Chatham County. The property is located directly across Christian Chapel Church Road from the future VinFast Manufacturing facility, a \$4 billion facility that will open in 2025 and employ 7,500 people by its third year of operation. Wolfspeed, a Durham based semiconductor company plans a \$5 billion silicon carbide manufacturing plant in western Chatham County, just 32 miles from Moncure. *Plan Moncure Appendix B, Part 3: Employment and Job Growth Projections*. These manufacturing facilities, together with new facilities planned elsewhere in central North Carolina, will generate demand for additional supportive industrial space. Plan Moncure projects annual demand for new industrial space in southeastern Chatham County to be between 100,000 and 400,000 square feet annually and notes the US-1 corridor southwest of Raleigh “is well positioned to accommodate more of the Triangle’s industrial space demand in the near future.”

c. CHAPTER FOUR. The requested zoning is consistent with the following strategies and policies:

i. Economic Development.

1. Strategy 1.2. Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties, traffic, and rural character.

The requested rezoning will allow a local industrial business to locate in Chatham County in an area designated for future industrial development that will have minimal impact on adjacent properties.

2. ED Policy 2. Encourage growth in designated Employment Centers, towns, and other appropriate locations.

As discussed above, the property is designated as an Employment Center on Plan Moncure and directly across the street from the future VinFast manufacturing facility.

3. ED Policy 3. Continue to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure megasites to ensure future job creation in the County.

As discussed above, the requested rezoning will permit additional industrial uses in close proximity to the VinFast manufacturing facility.

ii. Land Use.

1. Strategy 7.4. Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties and rural character.

The requested rezoning will allow a local industrial business to locate in Chatham County in an area designated for future industrial development that will have minimal impact on adjacent properties.

- iii. **Natural Resources.** A primary goal is to conserve natural resources. *Comprehensive Plan, p. 103.* Recommendation 01 is to “maintain and improve water quality.” The proposed rezoning does not propose any modifications to applicable stormwater or water quality standards and any future development on the property will be required to treat stormwater on site so as to not increase the post-development amount of offsite stormwater over pre-development amounts.
- iv. **Parks and Recreation.** A primary goal is to “provide recreational opportunities and access to open space” and to “foster a healthy community.” *Comprehensive Plan, p. 117.* While the requested rezoning will not directly provide parks and open space, it will provide additional property tax revenue to the County which will be used to fund parks and rec and other County amenities. It will provide this revenue without creating additional residential units which strain County services.

4. List all other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.

a. Traffic

Christian Chapel Church Road (SR-1912) is a state maintained road and designated as a “Secondary Route.” The majority of land with frontage on Christian Chapel Church road is undeveloped. The proposed industrial uses will generate minimal traffic from employees and delivery trucks. More specific traffic data will be available at site plan and NCDOT will evaluate proposed impacts and recommend any necessary improvements as part of the driveway permit process.

b. Visual Impact & Screening

The property will be screened in accordance with the County landscape regulations. As discussed above, the property adjacent to the north is undeveloped and designated for industrial uses on the FLUM and the properties adjacent to the south and east are part of the Shearon Harris Reservoir owned by Duke Energy.

c. Lighting

Lighting will satisfy requirements of the Chatham County ZO and be designed and approved at the site plan stage. As discussed above, adjacent properties on all sides are undeveloped.

d. Noise

Noise levels are not expected to increase significantly due to development, but will be compliant with applicable regulations. As discussed above, adjacent properties on all sides are undeveloped.

e. Chemicals, Biological, and Radioactive Agents

There are no specific chemical, biological, or radioactive agents planned for the property. Any chemical storage or use will be required to comply with all applicable local, state, and federal regulations.

f. Signs

All signage will be permitted as required by the ZO.

g. Emergency Services

It is not anticipated that the proposed uses will significantly increase demand for fire, police, or rescue services.

h. Impacts to Surrounding Land Values

It is not anticipated that there will be any negative impact on adjoining property values. As discussed above, adjacent properties are currently undeveloped and designated for industrial development in the County's long range plans.

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

a. Water Source and Requirements

The property will be served by well water.

b. Wastewater Management

The property will be served by on-site septic and water and sewer demand will likely be minimal. A septic improvements permit letter will be obtained from the Chatham Environmental Health Department following the rezoning once the project has been designed.

c. Water/Sewer Impact Statement

The property will be served by a well and on-site septic, and water and sewer demand will likely be minimal.

d. Access Roads

The property will be accessed by Christian Chapel Church Road. At site plan review, a driveway permit will be obtained from NCDOT.

e. Stormwater Runoff

Stormwater control devices will be designed at site plan in strict conformity with applicable regulations.