



Rezoning and Special Use Permits

By: Chatham County Planning Department



Agenda

General Use Rezoning request by Edward Holmes, Jr

Special Use Permit request by Lori Thurber (Lay)



Topic one

(This must follow the Legislative process)

General Use Light Industrial rezoning by Edward Holmes Jr, on Parcels 5837, 79837, and portions of 5276 and 5806 for a total of 84.842 acres

What we know

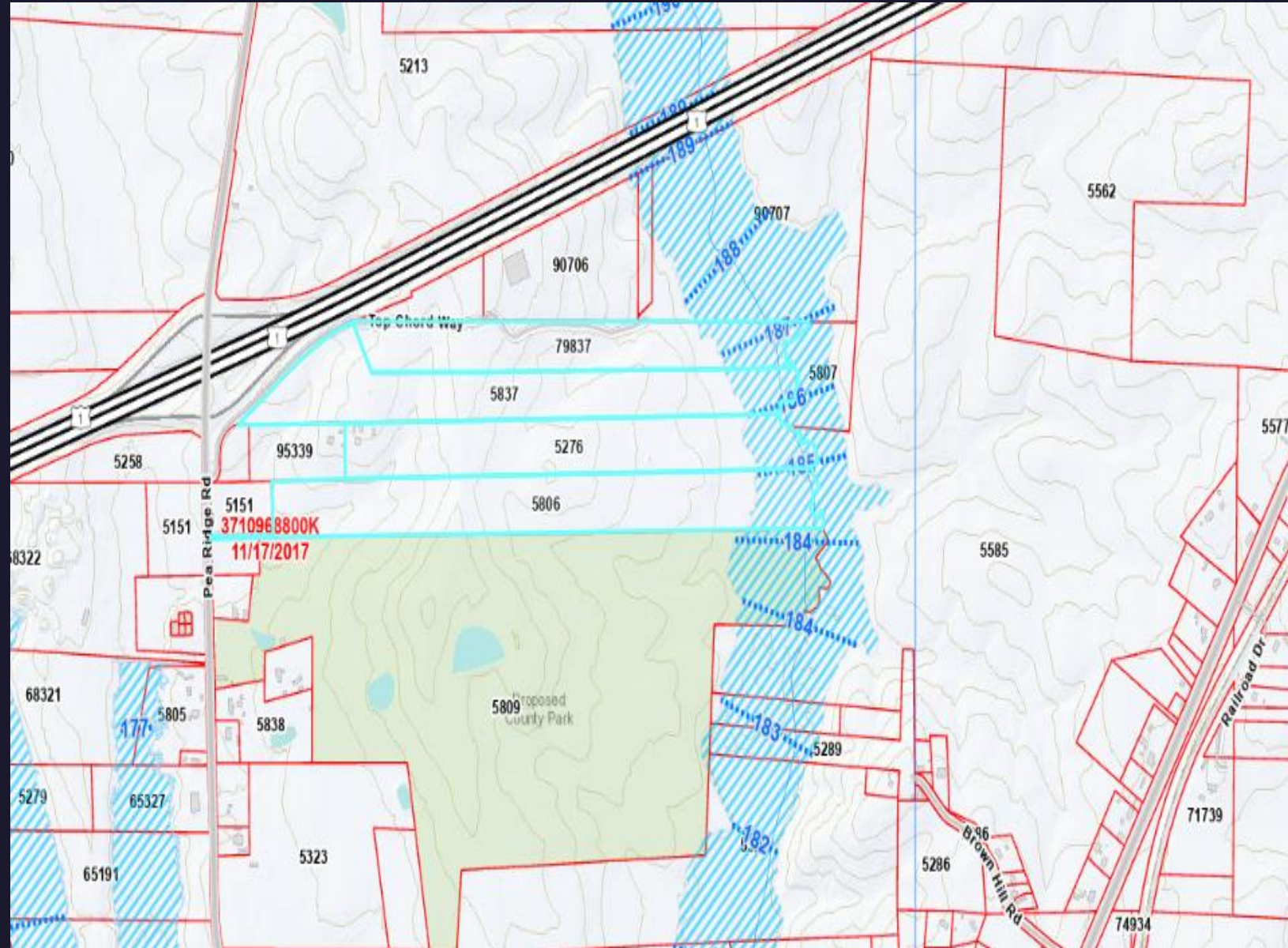
- Parcels all currently zoned R-I Residential
- FEMA map 3710968800K, dated 11/17/2017, has some floodable area noted along the eastern portions of all parcels



- Watershed- WSIV-Protected areas; not in the Jordan Lake Buffer area.
- BUA limited to 36% max
NRCS/USGS maps show two other potential blueline streams that will require buffering

What we know

- These parcels are across Pea Ridge Road from where the landowner has recently applied for rezonings for the GU Neighborhood Business designation
- Parcel 5806 is adjacent to the proposed future County park
- It is also adjacent to recently requested GU Ind Light parcels 5585 and 5807 Midpoint Logistics
- Parcel 79837 is adjacent to existing Light Industrial zoning



Application Requirements

FINDING NO 1- No errors in the Ordinance are being claimed

FINDING NO 2- Changing conditions in the Moncure area over the last couple of years has sparked multiple interest in rezonings. Projects approved within the last 4-5 years:

Carolina Murugan Temple off First Rd

The Conservancy at Jordan Lake off Old US 1

FedEx Distribution Terminal off Pea Ridge Rd

Parcel for Duke Energy for the TIP East area

■ VinFast Auto Manufacturer off the Moncure Loop Rd and Old US 1

The county has reviewed other general use rezonings in this same area over the last couple of months. They are:

Gateway Park – 18.2 acres – proposed Neighborhood Business

Midpoint Logistics – 199.92 acres – proposed Light Industrial

Chatham Co Board of Commissioners – 313.5 acres - Heavy Industrial

(These following the rezonings for Moncure Holdings at the end of 2021 for approximately 158 acres to bring the full concept of properties for the auto maker into focus)

The applicant proposes a cohesive approach to the VinFast site area that would allow for other services that may be needed to serve the auto manufacturer as well supporting pedestrian and transportation connectivity,

Top Chord Way, which is existing gravel, will be paved. NCDOT's proposed road upgrades leverage the use of this road.

Application Requirements

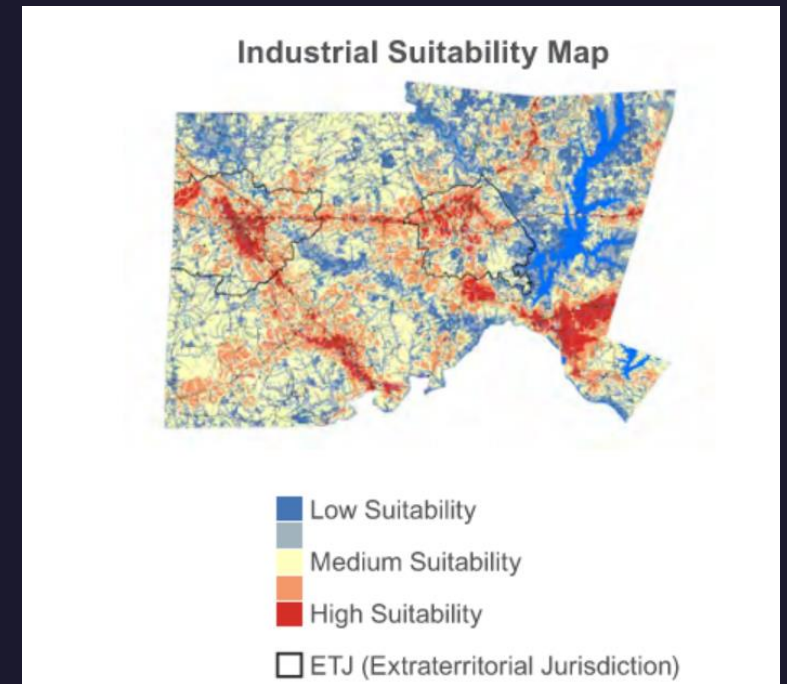
FINDING NO 3 – Page 21, Land Use Suitability, indicates this area under the Industrial Suitability Map

Page 41 Objectives- generate more in-county jobs, create economic opportunities, and reduce out commuting. Applicant contends this area could specifically provide unique space for entrepreneurships for small businesses to locate as various needs arise.

Page 47 Employment Center – the Moncure Mega site is specifically listed as a place for a mix of industrial, office, and supporting retail and services. Portions of these parcels are located within the Employment Center node and adjacent to existing industrial zoned property.

FINDING NO 4 - Other factors/reasons for rezoning request

1. May serve as supporting lands for services to the TIP Innovation sites
2. Will assist with increased tax value for non-residential use
3. May provide pedestrian connectivity and use of an existing service road
4. All matters of development will be complied with once a concept plan is formulated

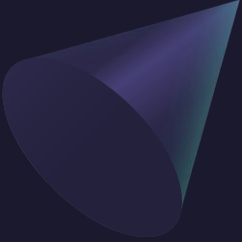


Application Requirements

FINDING NO 5- Other information provided by the applicant in support:

1. Top Chord Way will continue to serve as a service road to the parcels it currently serves and any subsequent development from this rezoning request
2. County water will serve the area
3. Wastewater is anticipated to utilize the infrastructure improvements for the Mega site and adjacent lands
4. Stormwater runoff will follow Chatham County guidelines best management practices





Staff Comments

County currently working with consultants on a Small Area Plan (Plan Moncure) for the area due to the fast-approaching growth



County currently working with consultants on the Unified Development Ordinance (UDO) due to be ready in less than two years

Availability of sewer capacity from the TIP site that is being allocated to them by the Town of Sanford still undetermined



Looming new highway and secondary road reconfigurations to be approved by NCDOT

Topic two

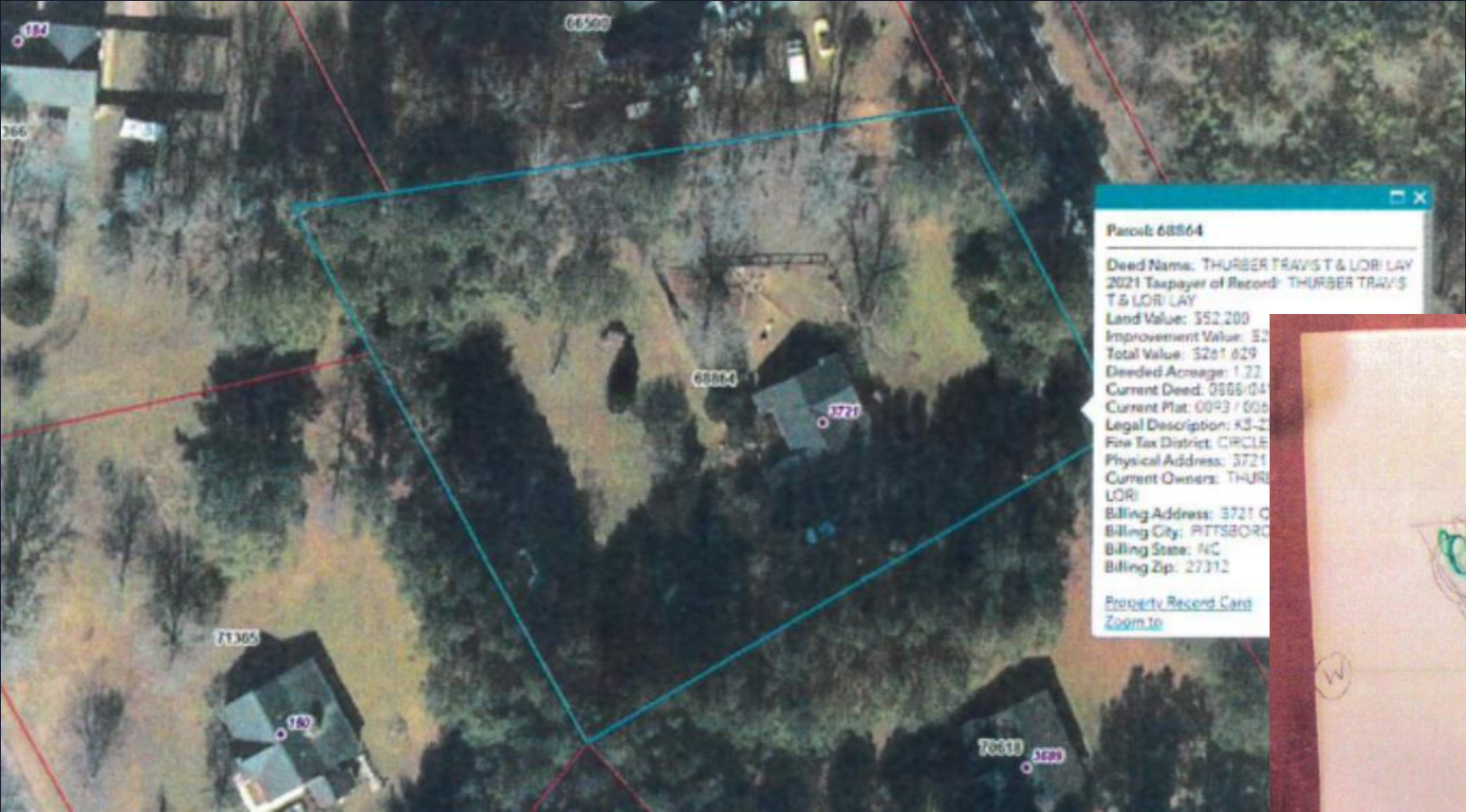
(This must follow Quasi-Judicial process)

Special Use Permit Revision by Lori
Thurber (Lay), Parcel 68864, at 3721 Old
Graham Rd, 1.22 acres for an in-home
daycare center for up to 15 children

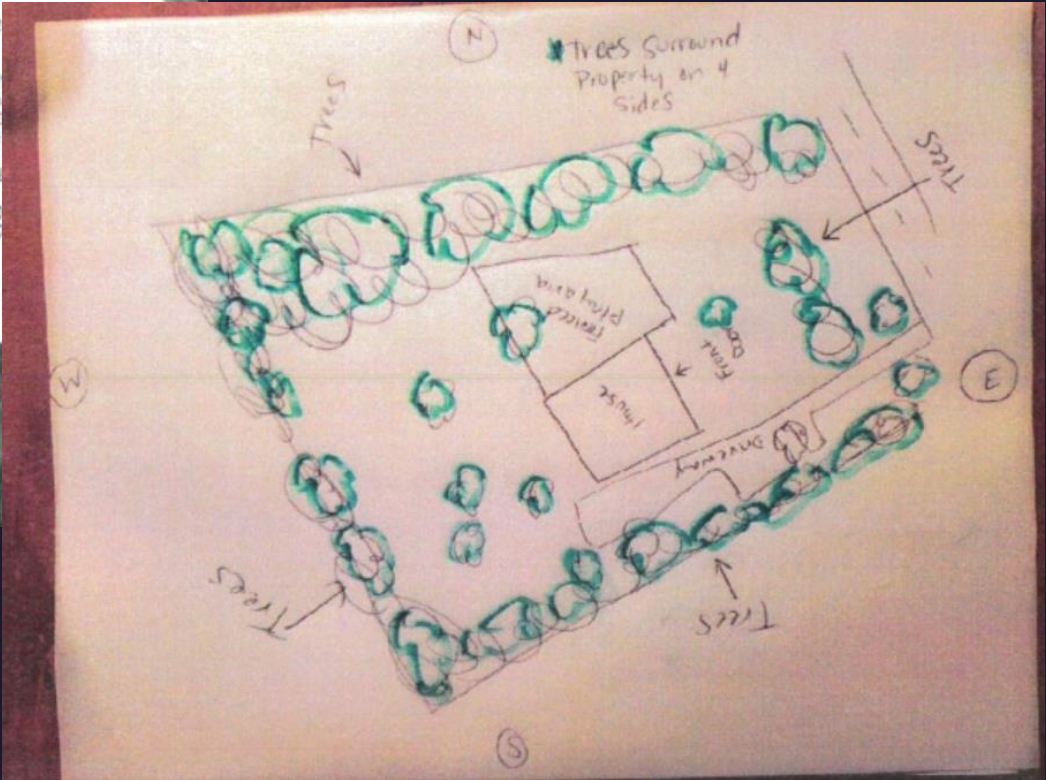
What we know

- In-home daycares for up to five children has been in operation for about 2.5 years which did not require approval from the state to operate
- The property was unzoned until the first initial corridor rezonings in 2007 at which time it was zoned R-I Residential.
- Per the Zoning Ordinance in affect at that time, daycare centers in a principal residence with no more than 15 children was permitted by right
- In February 2021, an amendment to the Ordinance required this use to obtain a Special Use Permit (SUP) before operating
- The applicant attended a pre-application meeting with the county's development team August 3, 2021
- Community meeting was held August 19, 2022, and no adjacent landowners attended
- Appearance Commission meeting was held August 24, 2022, and some suggested changes were made

GIS Aerial Photo and Proposed Site Plan



No changes to the existing footprint or exterior proposed



Application Requirements

- FINDING NO 1- The use is supported in the Zoning Ordinance with an approved SUP
- FINDING NO 2- Locally available childcare is still an essential and desirable need for the public convenience and welfare. Applicant needs to increase in size to take in siblings of the existing children she's already caring for. With the anticipated growth coming into Chatham County with Chatham Park, VinFast, FedEx Distribution, etc. the need for more local childcare will rise.
 - Traffic is generally limited to 5-7 vehicles per day, twice per day, Monday through Friday
 - Hours are generally 7:30am to 5:00pm
 - No road improvements are required due to low volume use
 - Residential appearance of the home will not change
 - No additional outdoor lighting or signage proposed
 - One other full-time employee besides the applicant working at the center and/or two part-time employees

FINDING NO 3 – Because there are no proposed changes to the property, the integrity and character remain intact. The applicant states there are 15 licensed in-home daycares and only 4 are in the Pittsboro area, 27 licensed childcare centers in the county of which 9 are in Pittsboro and only 4 offer infant and toddler care

Application Requirements cont...

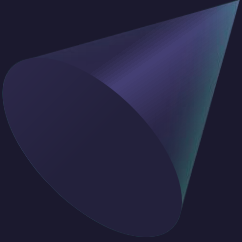
- FINDING NO 4- In meeting the intent of the Comprehensive Land Use Plan, the applicant offers the following:
 - Chapter 2 – Increased residential development, increased commercial and industrial development brings increased needs to everyday services. Childcare for workers is greatly needed. This use will produce 2-3 job openings.
 - Chapter 3 – Preserving rural character by not changing anything about the property as a single family dwelling, parents need childcare in order to work and with the projected job growth for the County, this is going to tremendously increase. She will provide outdoor time for children with play and exercise which fosters healthy lifestyles for them and their families
 - Chapter 4 – Supporting economic development, land use, natural resources and parks and recreation by meeting the following goals:
 - Create in-county jobs and reduce out-commuting
 - Allows others to work so they can contribute to the economy
 - Preservation of the rural character by locating the business within the existing residence
 - Maintaining natural play area and tree buffers as natural and undisturbed as allowed
 - Supplementing areas with native shrubs and trees where recommended by the CCAC
 - Provide recreational and open space for children to play and learn



Application Requirements cont...

- FINDING NO 5-
 - Applicant has occupied residence for 21 years
 - Water is provided by private well
 - Wastewater is a private septic. Applicant has hired a flow reduction engineer to reduce water flow to allow for expansion of children and will be eliminating one bedroom to accommodate
 - Applicant will also be regulated by the state DHHS department as well as the Chatham County Environmental Health Department on the number of children and workers that can be present on the property at one time.
 - If required, application will upgrade certain areas or aspects of the daycare center to comply with state building code, EH codes and fire codes





Staff Comments



No further comments

Thank You

Angela Plummer, CZO/Zoning Administrator

angela.plummer@chathamcountync.gov

www.chathamcountync.gov/planning

