



Chatham County, NC

Legislation Text

File #: 22-4465, **Version:** 2

Vote to approve a legislative rezoning request by MAD Pea Ridge, LLC for a general use rezoning on Parcels 5585, 5807, 90707, located at 4247 Old US 1 and off Pea Ridge Road, from R-1 Residential and Industrial Light to Industrial Light, Cape Fear Township, totaling 243.5 acres.

Action Requested:

Vote to approve a legislative rezoning request by MAD Pea Ridge, LLC for a general use rezoning on Parcels 5585, 5807, 90707, located at 4247 Old US 1 and off Pea Ridge Road, from R-1 Residential and Industrial Light to Industrial Light, Cape Fear Township, totaling 243.5 acres.

Introduction & Background:

A legislative public hearing was held September 19, 2022. Planning staff and the property owners presented the information. No one else spoke on the matter.

A correction in the notice is that Parcel 90707 is already zoned Industrial Light and should not have been included in this request. Only two parcels, 5585 and 5807 are under consideration and reduces the acreage from 243.5 to 199.92.

The Planning Board met October 4, 2022. There were only two statements made about the request:

- **Even though the properties are outside the Employment Center node of the Comp Plan, it is adjacent/adjoining to Heavy Industrial, and it would be best to approve this application because the properties are situated near the auto manufacturer site.**

Discussion & Analysis:

When considering a general use rezoning, all uses listed in Section 10.13 of the Chatham County Zoning Ordinance listed under the proposed zoning classification are permitted. However, due to possible site constraints such as wastewater capacity or availability, access to public utilities, built upon area limits, etc., not all uses are feasible. The decision to approve a general use rezoning shall be determined by the following criteria.

- 1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment.** The applicant is not claiming any error in the ordinance.
- 2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary.** Parcels are projected to tie into the Moncure Mega site along with Parcel 90707 which is also owned by the applicant and will provide a total of 243.50 acres. The Moncure Mega Site, Triangle Innovation Point (TIP) West, and TIP East, are currently in some phase of development for various industrial uses. The parcels are located within the WSIV-Protected Area watershed, not within the Jordan Lake Buffer areas and is limited to 36%

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Below is information from FEMA maps that shows Parcel 5807 is approximately ¾ floodable which may not be developed but may be used for to offset the built upon area



- The property to be served by County water and they intend to connect to public sewer being supplied to the County via Sanford. The water and wastewater usage projections are currently unknown and future uses may have to connect to an on-site wastewater solution if Sanford utilities are not available. Current access to the property is Old US 1 with a secondary access on Pea Ridge Rd, although the Pea Ridge Road access requires crossing special flood hazard area which could be cost prohibitive. Stormwater devise will be as designed to the meet county requirements.

The industrial suitability map, page 21, shows this area as “high” for industrial/commercial uses which can assist in balancing the tax base per page 20 of Plan Chatham (supports Goal 4 of Chapter 3.2). Chapter 4, Land Use Policies, Policy 2 recommends directing development to planned growth areas and economic development of those areas. The Moncure Mega site has started.

Recommendation:

The Planning Board voted 9-0 to recommend adoption of resolution approving the following Consistency statement:

The properties are in close proximity to the Moncure Megasite/Triangle Innovation Point and can support additional industrial uses in the surrounding area. The industrial suitability map, page 21, shows this area as “high” for industrial/commercial uses which can assist in balancing the tax base per page 20 of Plan Chatham (supports Goal 4 of Chapter 3.2). Chapter 4, Land Use Policies, Policy 2 recommends directing development to planned growth areas and economic development of those areas. The Moncure Mega site has started.

The Planning Board voted 9-0 to recommend approval of the rezoning request and adoption of an ordinance approving a legislative rezoning request by MAD Pea Ridge, LLC for a general use rezoning on Parcels 5585, 5807, 90707, located at 4247 Old US 1 and off Pea Ridge Road, from R-1 Residential and Industrial Light to Industrial Light, Cape Fear Township, totaling 243.5 acres.