

144 Old Lystra Rezoning

Presented by:

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Existing Facility – Zoned B-1



SPECIFICATIONS

Building Area	143,800 SF
Year Built	1986
Construction	Pre-cast concrete
Office Area	25,000 SF
Warehouse Area	118,800 SF
Grade-level Doors	One (1)
Dock-high Doors	19
Clear Height	22' - 35'
Column Spacing	30' x 40' 50' x 40'
Truck Court	160' with 100' apron
Parking	90 spaces
Warehouse Lighting	T5
HVAC	Partially conditioned
Electric	Three-phase power (600V)
Sprinkler	ESFR and wet system
Water	City of Chapel Hill
Sewer	Septic system





Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services. ¹					P	P	P	P	P	P
Aviation/aerospace equipment, engine and instrument manufacturing and/or assembly. (Subject to additional requirements of Section 17.9)										CU ³
Avocational farming	P	P	P							
Bait and tackle shops					P	P	P	P	P	P
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises					P	P	P	P		
Bakeries or baking plants									P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions				P	P	P	P	P		
Battery Manufacture (Subject to additional requirements of Section 17.9)										CU
Beauty Shops, Salons					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located	P	P	P							
Bed and breakfast inns with no more than six rooms for rent with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	CU	CU	CU				P	P		



bars and ice cream shops intended primarily for retail sale on the premises for consumption either on or off premises					P	P	P	P		
dairy products, processing, bottling and distribution, ice-cream manufacture, all on a wholesale basis									P	P
data processing, hosting and related services										CU ³
day care centers for 15 or fewer children.	CU	CU	CU							
Day Care Centers for more than 15 children.				P	P	P	P	P		
day care centers in the principal residence to accommodate not more than 15 children at any one time, provided such are located on a lot of not less than one acre and provided further that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	CU	CU	CU							
drive-in or outdoor motion picture show									CU	CU
drug stores					P	P	P	P		
dry cleaning, pressing, and related retail service counter					P	P	P	P	P	P
dwellings, single-family, manufactured	P	P	P		P					
dwellings, single-family, site built and modular	P	P	P		P					
dwellings, single-family attached (Duplex)		P	P	P						
dwellings, manufacture of										P
dyestuff manufacture and dyeing plants									CU	CU
eating and drinking establishments					P	P	P	P		
electrical equipment, appliance, and component manufacturing										CU ³
electric light or power generating station (Subject to additional requirements of Section 17.9)									CU	CU
emory cloth or sandpaper manufacture									P	P
enameling, japanning, lacquering or the plating or galvanizing of metals										P



B-1 Versus IL

B1 Allowed Uses

- Automobile service station
- Bait & tackle shop
- Bicycle sales and repair
- Breeding Kennel
- Cabinet Shop
- Carpeting/Flooring Sales
- Contractor Plant/Storage Yard
- Day Care
- Funeral Home
- Laboratory
- Landscape Grading Business
- Public/Private School
- Sign manufacture paint/maintenance

IL Allowed Uses

- Bedding, Carpet, and pillow manufacturing
- Clothing Manufacture
- Coffee Roasting
- Landscaping and grading business
- Lumberyards, building materials storage and sales
- Optical and scientific instrument manufacturing
- Printing, publishing, and reproduction facilities
- Wholesaling/Distribution

144 Old Lystra has had inquiries from prospective users in all of the business uses listed above.



Chatharidge Self Storage

Dominion Energy North Carolina

Chatham County Park & Ride

State Employees' Credit Union

Issues and Opportunities

As the facility currently exists, the uses are limited. With a growing population and projected increase in population from 70,928 (page 14) to 128,327 (page 14) in 2040, the building will provide an employment hub for those moving to Chatham County. As it currently stands, the building could present an eye-sore to future residents and deter Community growth. Being located right off of US 15-501, one of Chatham County's larger transportation corridors, we believe this rezoning fits the Economic Development Strategy 2.3 from the Land Use Plan that states, "As demand warrants, consider zoning to allow distribution and warehouse uses along major transportation corridors, particularly US 421."

The goal and objective of this re-zone would be to utilize existing infrastructure to support economic objectives. Given the building currently exists, the impact of development would not change, but the potential for job growth would increase to create a diverse tax base as outlined in item 4, of page 41 of the Chatham plan. Given the building already exists, we have reached out to economic development on local and State levels to help assist in this process. On page 53, the big idea is to have 14,000 new jobs in Chatham County by 2040 (page 53). We are attempting to create approximately 50 jobs immediately with the re-zone of the subject property that directly supports Economic Development Recommendation 02 from the Land Use Plan to "increase employment opportunities across the County."

A wide-angle photograph of a large, empty industrial warehouse. The space is characterized by a high ceiling with a complex network of metal trusses and beams. Several rectangular fluorescent light fixtures are mounted on the ceiling, casting a bright, even light across the scene. The walls are a mix of light-colored panels on the left and dark, textured panels on the right. On the left side, there is a yellow staircase leading to an upper level, a yellow trash bin, and a small window. The right side features a large electrical control panel with various wires and conduits running vertically and horizontally. The floor is a smooth, light-colored concrete. In the foreground, a black trash can and a blue water bottle are visible on the floor. The overall atmosphere is clean and spacious.

Thank you for your time and consideration.