



Chatham County, NC

Legislation Details (With Text)

File #: 22-4297 **Version:** 1
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File created: 5/13/2022 **In control:** Planning
On agenda: 5/16/2022 **Final action:** 5/16/2022
Title: A request to schedule a legislative public hearing on June 21, 2022 to rezone parcels 5601, 5368 and a portion of 85322.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2022.05.11_VB103_200-135_Proj Blue Rezoning-Duke[2], 2. 2022.05.11_VB103_200-135_Proj Blue Rezoning-Gen Shale[2]

Date	Ver.	Action By	Action	Result
5/16/2022	1	Board of Commissioners	approved	Pass

A request to schedule a legislative public hearing on June 21, 2022 to rezone parcels 5601, 5368 and a portion of 85322.

Action Requested:

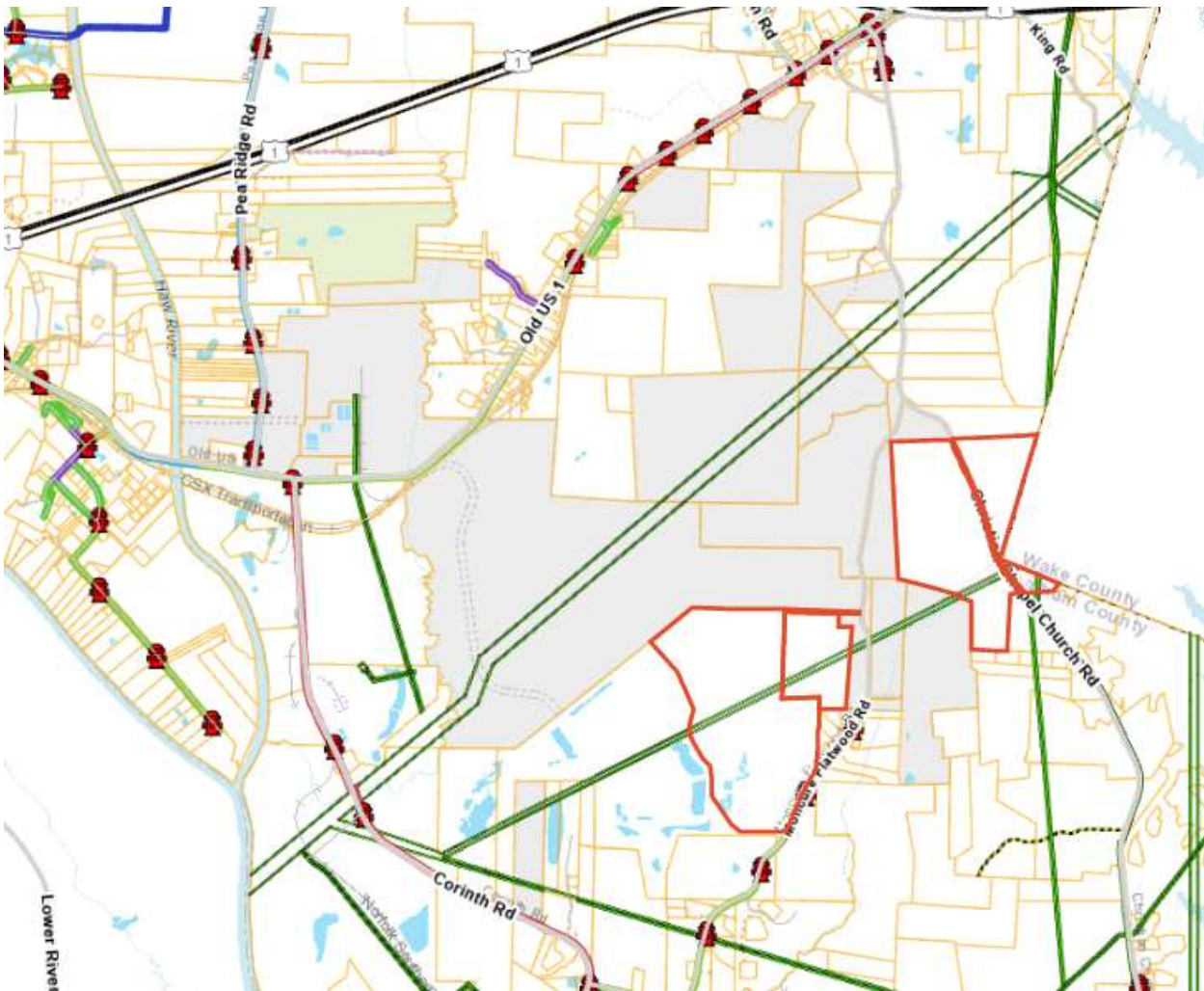
A request to schedule a legislative public hearing on June 21, 2022 to rezone parcels 5601, 5368 and a portion of 85322.

Introduction & Background:

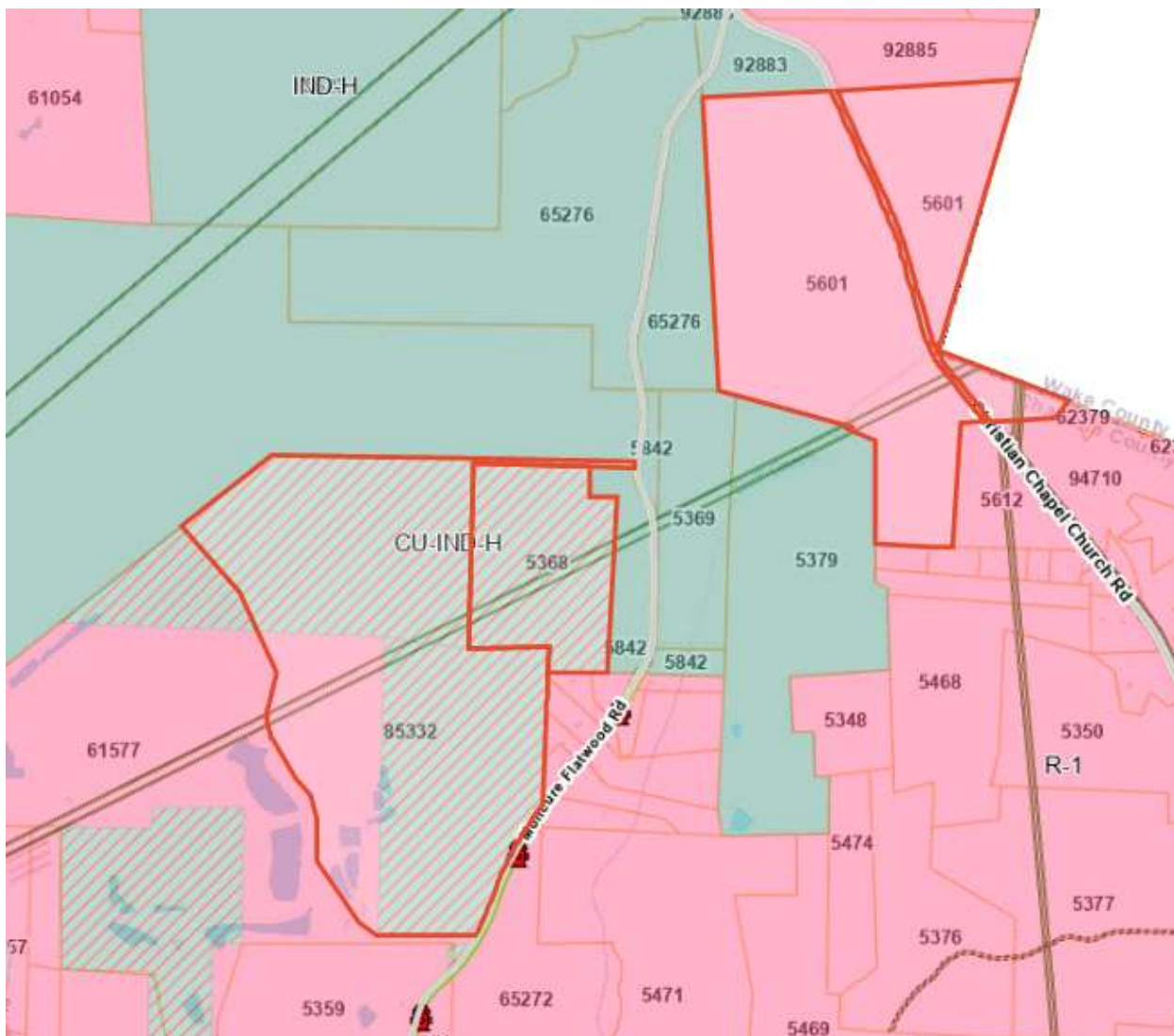
This request is being provided to the board on behalf of Kent Jones who is an attorney working with Vinfast to acquire additional property for the facility. The parcels are owned by Duke Energy and General Shale, and Mr. Jones has been in on-going negotiations with representatives of both industries and they are aware of this request.

Discussion & Analysis:

The Triangle Innovation Point megasite encompasses over 2,150 acres and Vinfast recently announced their decision to locate a new automobile manufacturing facility on approximately 2,000 acres of the site. The property within the formal boundaries of the megasite are currently zoned Heavy Industrial, and in 2018 the Board of Commissioners initiated a rezoning of 984 of those acres. As Vinfast representatives have evaluated the site they have determined that additional property is needed to better meet their needs resulting in negotiations with Duke Energy and General Shale. The timing of the request is important to the overall success of the project and the most efficient path forward is for a board-initiated rezoning. The size of the parcels are 244.4 acres (5601), 66.5 acres (5368), and 273.49 (85332). Mr. Jones is preparing additional information for this request which will be provided over the next few weeks.



Screenshot of the TIP site and the three parcels under consideration for rezoning



Screenshot of the properties under consideration for rezoning with the current zoning displayed

How does this relate to the Comprehensive Plan:

Goal 4: Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

Recommendation:

Schedule a public hearing on June 21, 2022 to consider rezoning parcels 5601, 5368 and a portion of 85322 from R1, Residential and Conditional Use Heavy Industrial to general use Heavy Industrial.