

..TITLE

Vote on a request to approve a rezoning request by Rocky River Rental, LLC to rezone approximately 60 acres out of the 202 acre tract, Parcel No. 5213, located on the south side of US 1 off Pea Ridge Road, from R-1 Residential to IL-Light Industrial, Cape Fear Township.

..ABSTRACT

Action Requested:

A rezoning request by Rocky River Rental, LLC to rezone approximately 60 acres out of the 202 acre tract, Parcel No. 5213, located on the south side of US 1 off Pea Ridge Road, from R-1 Residential to IL-Light Industrial, Cape Fear Township.

Introduction & Background:

A legislative public hearing was held on this request, November 17, 2014. Planning staff presented the application. The applicant, Mr. Le Greene, and a resident of the community both spoke in support of the rezoning. No one else spoke.

The Planning Board met at their regularly scheduled meeting on December 2, 2014. Results and/or comments from this meeting can be seen in BOLD below.

Discussion & Analysis:

This is a general rezoning request. Section 19 of the Chatham County Zoning Ordinance sets the standard for which a general rezoning map amendment is to be processed.

1. In response to any alleged error in the Ordinance, if any, which may be remedied by this proposed amendment, the applicant claims none. However, the applicant does believe the current zoning designation of Residential is not consistent with the County's published Strategy and Vision and isn't conducive to the productive utility of this property.
2. The changed or changing conditions, if any, in the area or in the County generally, which make the proposed amendment reasonably necessary for the promotion of the public health, safety, and general welfare. This portion of the split tract being considered for the rezoning is a long narrow section that fronts 4200 feet of US 1. Residential use would not be suitable for this location due to constant highway noise and close proximity to the interchanges. The applicant believes the use of this parcel would greatly benefit the County by putting an active and productive use of light manufacturing into place which will bring jobs, economic stimulation for the area businesses, and opportunities for other small scale light industrial operations to locate. In order to keep traffic under control in residential neighborhoods, the applicant believes siting commercial and industrial uses at existing interchanges and along highway corridors is the better option.
3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof is to reinforce that the Moncure-Haywood

area is shown as a designated Economic Development Center, specifically for its industrial potential along with access to transportation and infrastructure. Areas currently zoned for such uses to locate are not readily available as encouraged by the Plan.

Currently, there are other nearby industrial uses along Pea Ridge Road in close proximity to this proposal. They are ST Wooten, Parcel 68322; Pea Ridge Commons contractor's condos, Parcel 78135; John Wasson, Parcel 65327; Triangle Brick, Parcel 5611; and Performance Fibers, Parcel 5814. There are others on Corinth Road in the Haywood Community. If new business is to be encouraged, usable land must be made available.

4. Other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment are the Chatham County Strategic Plan encourages balanced growth. The applicant states transportation is important to that balanced growth. US 1 has a major impact on the character of this parcel guiding more towards commercial/industrial uses. Balanced growth also means creating a diversified workforce to bring jobs and tax revenue into the County.

Based on planning staff review, the standards of the ordinance may be met and therefore recommend approval of the rezoning request as submitted. **The Planning Board voted to recommend approval of this request by the supporting information received in the record for the standards as outlined above. There was no additional discussion or concerns expressed by the Planning Board.**

Recommendation:

The Planning Board, by unanimous vote (9-0), recommends adoption of a resolution approving the following Consistency Statement:

It is the opinion of the Planning Board the rezoning request for that portion of Parcel No. 5213, being approximately 60 acres out of the 202 acre tract, is consistent with the goals and objectives of the Land Use Plans of Chatham County by reinforcing that the Moncure-Haywood area is shown as a designated Economic Development Center, specifically for its industrial potential along with access to transportation and infrastructure. Areas currently zoned for such uses to locate are not readily available as encouraged by the Plan.

The Planning Board, by unanimous vote (9-0), recommends approval of the rezoning and adoption of an Ordinance Amending the Zoning Ordinance to rezone a portion of Parcel No. 5213, being approximately 60 acres of the 202 tract from R-1, Residential, to IL, Light Industrial.