INTRODUCTORY STATEMENT AND DESCRIPTION OF REZONING

Applicant seeks to rezone the internal wastewater treatment plant parcel (AKPAR No.: 0097325), approximately 21.417 acres (the "WWTP Property") from R-1 to a Light Industrial Conditional District. The purpose of the rezoning is to allow for the possibility that the WWTP facility may, in the future, serve property or properties outside the conservation subdivision known as The Conservancy at Jordan Lake ("The Conservancy"). Under the Chatham County Zoning Ordinance, in order to serve outside properties, the WWTP Property would become a Major Utility which must be within an industrial zoning district (either light or heavy). The WWTP Property is entirely internal to The Conservancy, surrounded on all sides by other portions of the development. Construction of the WWTP is underway in accordance with the approved Construction Plan and the approved WWTP facility permits. Nothing about the approved construction plans, permits or site plan will be changing as part of this rezoning request.

APPLICATION SECTION A

ADDENDUM

SECTION A ADDENDUM

Application Justification

1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

   No error in the Ordinance is alleged, other than that the Zoning Map, as incorporated into the Ordinance must be revised to change the zoning of the WWTP Property from R-1 to IL-CD. The requested IL Conditional District is allowed under Sections 9.9 and 5.2 of the Ordinance. Thus, Applicant seeks to modify the Chatham County Zoning Map to revise the zoning for the Property such that it is shown as IL-CD.

2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

   a. **Need and Desirability**

      Because the WWTP already is being constructed to serve The Conservancy, it would be both necessary and desirable to allow it to serve nearby properties outside The Conservancy for efficiency purposes, monthly service fees and local demand. The WWTP Property is shown in the Comprehensive Plan to be in the heart of the "High Suitability" zone for industrial uses. (*Comprehensive Plan, p. 21*). The WWTP is very proximate to the Employment Center shown on the Future Land Use Map which aligns with projections of residential growth in the area. (*Comprehensive Plan, Future Land Use Map, p. 45).* Further, the Plan Moncure Future Land Use Map shows an abundance of land with the nearby Employment Center (light blue):

b. Survey of Similar Uses

To Applicant's knowledge, there are no other permitted WWTPs in the nearby area but there are several tracts zoned IL and IH in the surrounding area. Thus, the use is needed and is appropriate for the location.

c. Public Provided Improvements

No public provided improvements are anticipated at this time. Water is available through the County waterline being extended into The Conservancy.

d. Tax Considerations

The property is currently zoned as R-1 and generates residential property taxes. The proposed amendment will generate non-residential tax revenue, which brings in a greater net tax benefit as compared to residential taxes. According to the Chatham County Comprehensive Plan (2017) (the "Comp Plan"), for every $1.00 invested by Chatham County, commercial land uses return $3.01 to the County compared to $0.87 for residential land uses. (*Comprehensive Plan, p. 21*).

e. Employment

This proposed amendment will result in the employment of many during the building process and once built, operations staff will be employed for supervision/maintenance of the facility.

3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

a. CHAPTER TWO

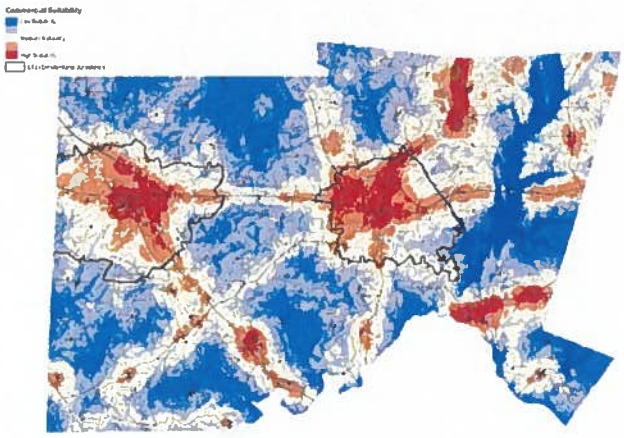
i. Issues and Opportunities

Economics and Growth

Chatham's tax base is heavily reliant on residents at 84%. (*Comprehensive Plan, pp. 20-21*). In contrast, 8% of the tax base is commercial or industrial. (*Id.*) This proposed rezoning supports a diversified tax base by increasing commercial tax revenue.

The Land Use Suitability Map shown below highlights the property's ideal location for light industrial development. (*Comprehensive Plan, Land Use Suitability, pp.21-22*).

COMMERCIAL SUITABILITY

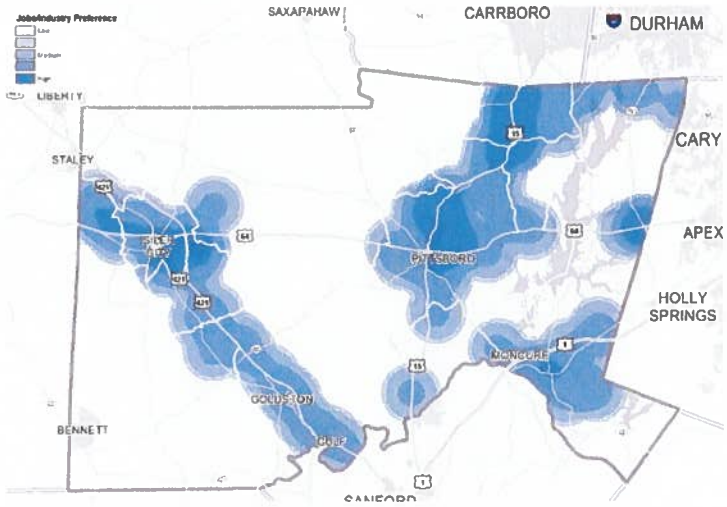


COMMERCIAL FACTORS

- LANDS NEAR CONCENTRATIONS OF EXISITING RESIDEN TIAL DEVELOPMENT
- LANDS PROXIMINAL TO EXISITING COMMERCIAL AND SERVICES
- LANDS PROXIMINAL TO ACCESSIBLE HIGH TRAFFIC ROAD WAYS
- LANDS PROXIMINAL TO MAJOR ROADS (EXISTING AND FUTURE)
- LANDS PROXIMINAL TO EXITS
- LANDS PROXIMINAL TO EXISTING OR APPROVED COM MERCIAL CENTERS
- LANDS PROXIMINAL TO SEWER
- LANDS NOT ENVIRONMENTALLY CONSTRAINED

The Jobs and Industry Suitability Map shows a high preference specifically where the property is located in the Old US 1 area (*Id.*).

JOBS AND INDUSTRY



With these findings in mind, the property is located in an ideal area for the proposed, self-contained light industrial district.

b. CHAPTER THREE

i. Goals and Objectives

GOAL	OBJECTIVES MET	COMP PLAN REFERENCE	FEATURE
3. Promote compact growth pattern	"Lessen infrastructure burden and long-term cost of providing services."	pp.40-41	WWTP rezoning will allow service of outside projects
4. Diversify the tax base	"Increase non-residential share of the tax base."	pp. 40-42	Add the WWTP site to the industrial tax base.
7. Provide infrastructure support desired development and	"Focus the development of utilities and urban services to foster	pp. 40-42	This rezoning will allow treatment of wastewater generated by nearby

support economic and environmental objectives.	compact development and support economic development in defined areas."		development without requiring duplicative treatment infrastructure.

ii. Land Use Descriptions

The Future Land Use Map designates the property as Agricultural but in close proximity to Highway 1 Employment Center. Employment Centers encourage a "mix of uses including industrial . . ." (*Comprehensive Plan, p.* 47).

c. CHAPTER FOUR

i. Economic Development

Chatham's primary economic development goal is to "diversify the tax base . . . to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting." (*Comprehensive Plan, Economic Development, p. 53*).

ii. Land Use

Chatham's Land Use Policy 2 aims to "direct development of any intensity requiring public utilities and other urban services to planned growth areas." (*Comprehensive Plan, Land Use, p. 62*).

4. The requested amendment is either essential or desirable for the public convenience or welfare.

a. Traffic

No meaningful additional traffic will be generated by this zoning change.

b. Visual Impact and Screening

See site plan attached hereto as Exhibit __.

c. **Lighting**
Lighting plans will satisfy requirements of the Chatham County Zoning ordinance. All lighting will include full cut-off fixtures.

d. **Noise**
Noise levels will not increase based on this rezoning since the allowed practical use is not changing.

e. **Chemicals, Biological and Radioactive Agents**
Anticipated chemical use for wastewater treatment will be addressed in conformity with all applicable regulations.

f. **Signs**
All signage will be permitted as required.

g. **Emergency Services**
No unusual demand for emergency services for this type of uses is anticipated.

h. **Impact to Surrounding Land Values:**
Land values are not anticipated to be harmed by the project given that the WWTP use has always been built into The Conservancy approval at this precise location.

5. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**
   a. **Water Source and Requirements**
   Chatham County Water Department has confirmed adequate capacity exists for the project.

   b. **Wastewater Management**
   Adequate wastewater, if any is needed, will be available from the plant itself to serve its operations.

c. **Water/Sewer Impact Statement**
Water and sewer impact will be minimal given that water will be available to The Conservancy and the WWTP will be able to serve the negligible wastewater output of the facility itself, if any.

d. **Access Roads**
The property will be accessed by the roadways within The Conservancy.

e. **Stormwater Runoff.** The Property will meet all stormwater capture and discharge requirements imposed by State and local regulatory authorities.