

Minority Report

R-1 to LI, Anderson Tract, 414 New Elam Church Road

The new plan designates this interchange of US1. Some of these growth areas were shown on highway interchanges where traffic increases their economic potential. These growth clusters are meant to be construed in context. Industry sought at this location: wood products, distribution and electronics, commerce, complimentary support services for Moncure Megasite.

So, what is the context at this highway interchange?

1. No public sewer or public water.
2. A site that does not have soil suitable for a septic system.
3. Low density residential north of HWY 1 with a cell tower site at the interchange.
4. Watershed, WS-IV, 36% impervious, with streams evident just off-site.
5. Traffic and road noise from US-1.
6. No permanent jobs created.

An unspecified Outdoor Storage Yard might be thought of as complimentary support services for Moncure Megasite, but it does not appear so. This rezoning may actually detract from the economic development goal set forth in the plan by placing an outdoor storage here. With water (county) and sewer (from Sanford) may come in the distant future, but the site is severely limited at present.

The Growth designation on this interchange is to be looked at in context. The context here is that this place is not ready for primetime, and this rezoning does nothing to change that idea. It is not consistent with the plan. No new jobs, just another outdoor storage site.

If we adopt a plan that does performance zoning in context, we need to use it that way, or the end result could be more outdoor storage and no jobs.