



APPLICATION ACCEPTANCE POLICY

GENERAL USE REZONING MAP AMENDMENTS

Chatham County
Planning Department

PO Box 54, Pittsboro, NC, 27312
Telephone 919-542-8204 | Fax 919-542-2698
www.chathamnc.org/planning

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 19 FOR GENERAL USE REZONINGS IN THEIR ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**
3. Upon determination by staff that an application is complete, it will be officially accepted by the Planning Department by accepting payment and issuing receipt. Staff will not hold materials for incomplete applications or any monies associated with the submittal of an application. Application fees must be paid at the time an application is submitted for acceptance. Sufficiency reviews take place over the next 15 days from submittal. Once advised by staff that the sufficiency review is complete, 16 copies of the application with all supporting documentation and a digital copy on cd, flash drive or pdf via email shall be provided.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.



Chatham County Planning Department
 PO Box 54/80-A East Street
 Pittsboro, NC 27312
 Ph: (919) 542-8204
 Fax: (919) 542-2698

CHATHAM COUNTY APPLICATION FOR
 CHANGE IN GENERAL USE ZONING
DISTRICTS

Applicant Information:

NAME: Scott Griffis, Courtesy Towing
 ADDRESS: 43 Jordan Lake Commons Dr
Apex, NC 27523
 CONTACT PH: (919)-218-8292
 EMAIL: scottgriffis11@gmail.com

Landowner Information:

NAME: William Smith & Sheila Lloyd
 ADDRESS: 350 Shaddox Dr
New Hill, NC 27562
 CONTACT PH: ()
 EMAIL: _____

PROPERTY IDENTIFICATION

Physical (911) Address: Pea Ridge Rd & 860 Pea Ridge Rd PARCEL (AKPAR) No.: 5150 & 5804
 Township: Cape Fear Total Acreage: 2.91 Acreage to be Rezoned: 2.91
 (Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: R-1

PROPOSED ZONING DISTRICT/CLASSIFICATION:

- R-1 Residential R-2 Residential R-5 Residential O & I Office & Institutional
 NB Neighborhood Business CB Community Business Regional Business IL Light Industrial
 IH Heavy Industrial

FEMA Flood Map Information:

Flood Map No. : 3710968800K Map Date: 11/17/2017 Flood Zone: X

WATERSHED Information:

Current Watershed Classification: RCSA Within Jordan Lake Buffer Area: Yes No Unknown

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required in Section 19.4.C of the zoning ordinance:

- Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
- Written legal description of such land
- Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
- The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary
- The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof
- List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment
- All other information required on this application or as offered by the applicant in support of the request

Please provide 16 sets of this application submittal with all supporting documentation, maps, summaries, etc.

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following:

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)



Chatham County Planning Department
PO Box 54/80-A East Street
Pittsboro, NC 27312
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PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) I hereby certify that **I am the owner or authorized agent of said property** and that the information provided is complete and the statements given are true to the best of my knowledge.

Scott Griffis
Signature
Scott Griffis, Courtesy Towing

2/22/18
Date

Print Name

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) Scott Griffis, Courtesy Towing is an authorized agent for said property and is permitted by me to file this application.

William Smith & Sheila Lloyd
Signature
William Smith & Sheila Lloyd
Print Name

2/22/18
Date

(3) I acknowledge that **I am not the landowner OR authorized agent** of the property for which this application is being made, but I do live within the zoned area of the county.

Signature

Print Name

Date

FOR OFFICE USE ONLY

Application No.: PL20

Date Received: _____ 2018

Payment Received: \$ _____

Check No. _____

Cash

Credit Card

Money Order

Planning Department



5150 X Q



Show search results for 5150

Search result grid

5808

7



65327

865

6

PEA RIDGE RD

5839

5838

5804

860

5150

3

5323

65191

5

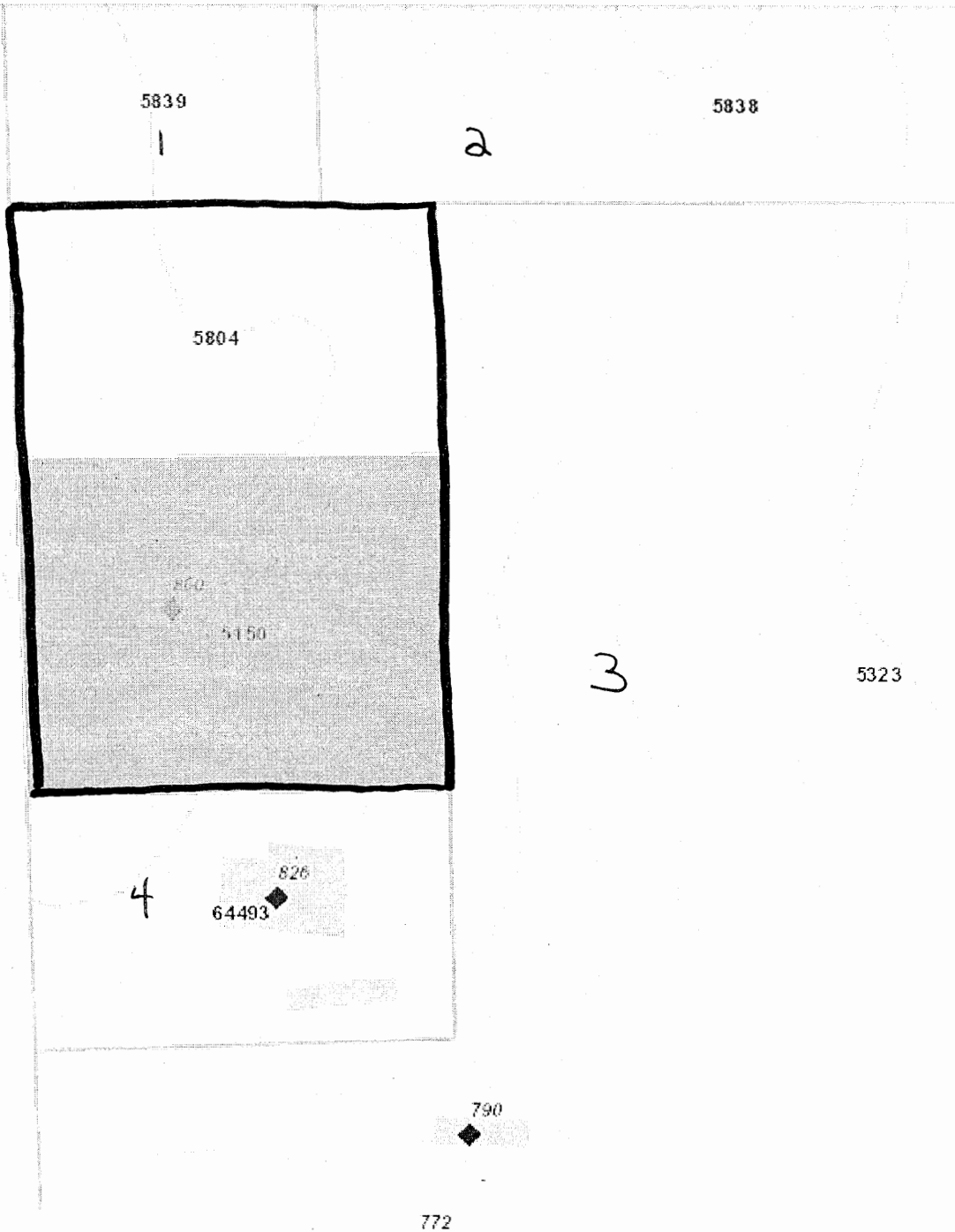
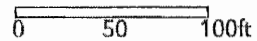
4

826

64493

790

772



Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly

- (1) SAMUEL F BRADBURN
936 PEA RIDGE RD
NEW HILL, NC 27562
- (2) PRESTON D & PATSHY R PARKER PRESTON
964 PEA RIDGE RD
NEW HILL, NC 27562
- (3) JOHN R WASSON
809 NORTHAMPTON DR
CARY, NC 27513
- (4) CORNELIA G CARPENTER
826 PEA RIDGE RD
NEW HILL, NC 27562
- (5) CORA S & YVONNE K SMITH
4808 BROOKHAVEN DR
RALEIGH, NC 27612
- (6) JOHN R WASSON JOHN R
809 NORTHAMPTON DR
CARY, NC 27513
- (7) SUZANNE J KRIEGH & MICHAEL LONGMIRE & MARILYN WITHAM
905 PEA RIDGE RD
NEW HILL, NC 27562

1320
1052

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Mar 09, 2007
AT 01:47:05 pm
BOOK 01320
START PAGE 1052
END PAGE 1054
INSTRUMENT # 03066

Chatham County 03-09-2007
NORTH CAROLINA
Real Estate
Excise Tax \$89.00

BOOK 1320 PAGE 1052

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$89.00
Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Mr. William Smith 350 Shaddox Dr. New Hill, NC 27562

This instrument was prepared by: April E. Stephenson, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 28 day of February, 2007, by and between

GRANTOR	GRANTEE
WACHOVIA BANK, N.A.	WILLIAM R. SMITH and wife, SHEILA A. LLOYD

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Moncure, _____ Township, Chatham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1298 page 178.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

WACHOVIA BANK, N.A. _____ (SEAL)
 (Entity Name)

By: Jane Lutins _____ (SEAL)
 Title: Jane Lutins

By: Vice President _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

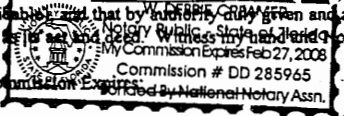
State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public

State of North Carolina - County of DUVAL
FLORIDA

I, the undersigned Notary Public of the County and State aforesaid, certify that JANE LUTINS personally came before me this day and acknowledged that she is the VICE PRESIDENT of Wachovia Bank, N.A., a North Carolina corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable) and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf for and on behalf of the corporation/partnership/partnership. Witness my hand and Notarial stamp or seal, this 28 day of FEBRUARY, 2007.



w Debbie Creamer
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

PARCEL I:

Located on the east side of the Pea Ridge Road, SR 1700, about four miles northeast of the Town of Moncure; BEGINNING at a point in the center line of the Pea Ridge Road, which is evidenced by a stake in the eastern edge of said road, Atlas Parker's line, also the northern line of Lot No. 1 of plat and survey hereinafter referred to; running thence South 85 degrees 16 minutes East 287 feet to a stake: J.C. Olinger and corner of Lot No. 6; running thence South 04 degrees 45 minutes West 346 feet with the line of Lot No. 6; running thence with the line of Lot No. 6 North 85 degrees 15 minutes West 280 feet to the center of said road; running thence about North with the Center of the Pea Ridge Road about 287 feet to the point of BEGINNING. And Being all the lands of Lot No. 1 on the east side of the Pea Ridge Road, said plat being entitled "Property of Mrs. Juanita Olinger, Cape Fear Township, Chatham County, North Carolina" dated December 28, 1962 and prepared by Lacy M. Johnson, RLS.

SAVE AND EXCEPT a tract of land containing 0.96 acre conveyed by Josephine Klass, widow to Cornelia G. Carpenter by deed dated January 8, 1980 recorded in Book 429, Page 868, Chatham County Registry.

PARCEL II:

BEGINNING at a point in the centerline of NCSR 1700 and running thence through an iron stake in the eastern right of way line of said road and with the line of Parker South 85 degrees 15 minutes East 287.14 feet to an iron stake, Cedric Olinger's northwest corner; thence with the line of Olinger South 04 degrees 45 minutes West 146 feet to an iron stake; thence with a new line of Josephine Klass North 85 degrees 15 minutes West 284 feet through an iron stake in the eastern right of way line of NCSR 1700 to a point in the center of said road; thence with the centerline of said road North 03 degrees 31 minutes East 146.03 feet to the point and place of beginning, and containing 0.96 acre as described by plat entitled "property of Josephine Klass" prepared by William O. Yates, RLS, dated December 29, 1979, reference to which is hereby made for a more particular description.

Said property is commonly known as SR 1700 Pea Ridge Road, Moncure, NC 27559.



860 Pea Ridge Road GU Rezoning - Application Submittal Requirements
Parcels 5150 & 5804

1. **Map of the Property** - The proposed zoning amendment does require a change in the zoning map and a scaled map is provided that covers the two parcels involved in the rezoning. The proposed rezoning does include all of the two parcels on Pea Ridge Road outlined in the application.
2. **Written Legal Description** - A legal description from the deed for these two parcels is included in the application package.
3. **Any Alleged Error in the Ordinance** - There is no alleged error in the Ordinance.
4. **The Changed or Changing Conditions which make the Proposed Rezoning Reasonably Necessary** - This area of Pea Ridge Road is changing from residential to commercial and this rezoning request is consistent with the Chatham County Land Use Plan. There are several industrial type businesses in the area and also directly across the street. Changing this zoning from residential to light industrial is in keeping with the existing businesses and the County's long term plans for the area.
5. **The Manner in which the Proposed Rezoning will carry out the Intent and Purpose of the Adopted Land Use Plan** - These two parcels located on Pea Ridge Road in southwestern Chatham County are located in an area designated as Employment Center on the Chatham County Land Use Map. The Employment Center area on the Land Use Map runs from US 1 south along Pea Ridge Road and encompasses all of the existing industrial businesses. Changing the zoning from R-1 Residential to IL Light Industrial for these properties will allow a mix of uses that are appropriate in an Employment Center and more in line with the objectives as outlined in the Chatham County Comprehensive Plan 2017 for an Employment Center.
6. **Other Circumstances, Factors and Reasons Which the Applicant Offers in Support of the Proposed Amendment** - The properties have convenient access to Pea Ridge Road not far from US Highway 1. All uses permitted in the IL Light Industrial district would be required to comply with all of the County's applicable ordinances and regulations including parking and signage.

These two properties are currently vacant and the applicant is planning on using the properties for a towing business which will employ several people. The applicant is proposing a general use rezoning which allows multiple types of uses on the property. The proposed towing business is largely dependent upon contracts with law enforcement agencies and these contracts can be short term such that the towing business may only last a few years. With a general use rezoning, the site can then be used for another industrial business use without requiring another rezoning process.

7. Information on the Application – The application provided is complete and includes all necessary information. We have also attached a copy of the adjacent property owner information including names and addresses.
8. Chatham County Zoning Ordinance - The Chatham County Zoning Ordinance has been reviewed and site development will comply with the required standards.