



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.



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CHATHAM COUNTY APPLICATION FOR
 CHANGE IN GENERAL USE ZONING
DISTRICTS

Applicant Information:

NAME: Roy Brooks
 ADDRESS: 7685 Old US 1 Hwy
New Hill, NC 27562
 CONTACT PH: 919-360-1891
 EMAIL: rbrooks@blackoutsolution.com

Landowner Information:

NAME: Roy Brooks
 ADDRESS: 7685 Old US 1 Hwy
New Hill, NC 27562
 CONTACT PH: () 919-360-1891
 EMAIL: rbrooks@blackoutsolution.com

PROPERTY IDENTIFICATION

Physical (911) Address: 6814 Beaver Creek Rd PARCEL (AKPAR) No.: 76558
 Township: CAPE FEAR TWP Total Acreage: 19.9 Acreage to be Rezoned: 3.4
 (Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: R1

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. : 3720060800K Map Date: 11/17/2017 Flood Zone: Zone X
02/02/2007

WATERSHED Information:

Current Watershed Classification: Local Watershed 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)



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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.

Signature Roy M Brooks Date 12-5-2018
Print Name ROY M BROOKS

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

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

Signature _____ Date _____
Print Name _____

(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 _____ Date _____
Print Name _____

FOR OFFICE USE ONLY


Application No.: PL20 182533 Date Received: December 7th 2018

Payment Received: \$ 585.00

Check No. _____ Cash Credit Card Money Order

Planning Department

Revised March 2017 apb

 **APPROVED**
Janie Phelps
Zoning Official
12/14/2018 1:20:15 PM

Application for conditional use permit, split zoning for parcel 76558

1. The use requested is among those listed
 - a. Machine shops and Light manufacturing or processing not otherwise named herein are both Permitted uses for Light Industrial zoning.
2. The requested permit is essential or desirable for public convenience or welfare
 - a. This shop has served the area for 20 years and stays in business because of community support. Expanding the business will allow for the continued and improved capabilities for businesses and residents in the surrounding area.
3. The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health safety or welfare of the community
 - a. There are multiple properties that are zoned Heavy Industrial, Light Industrial, and Business with 1 mile of this location. This includes a Heavy Industrial district the entire length of Old US 1 Hwy from the Wake county line to US Hwy 1 which is directly across the street from this location.
 - b. The proposed section would be 3.4 acres out of a 19.9 acre parcel and would be large enough to keep the rural appearance and preserve the “open spaces” look and feel of the area.
 - c. The current business operates on the land adjacent to this parcel and has had a Home Occupational Permit for over 20 years. The only change to the area will be the addition of a larger building to expand the machine shop services.
4. The requested permit will be consistent with the objectives of the Land Use Plan
 - a. This zoning change would be consistent with the Future Land Use and Conservation Plan as well as the Industrial Suitability and Commercial Suitability Maps for the area. The criteria for these areas that apply to this parcel include
 - i. LANDS PROXIMAL TO EXISTING INDUSTRIAL LAND USES
 - ii. LANDS PROXIMAL TO 4 LANE ROADS
 - iii. LANDS PROXIMAL TO RAILROADS
 - iv. LANDS PROXIMAL TO CURRENT AND FUTURE EXITS
 - v. LANDS WITH BUILDABLE SLOPE
 - vi. LANDS NOT ENVIRONMENTALLY CONSTRAINED
 - vii. LANDS NOT IN WATER SUPPLY WATERSHEDS
 - viii. LANDS PART OF LARGE PARCELS
 - ix. LANDS PART OF DUKE ENERGY’S SITE READINESS PROGRAM ENERGY’S SITE READINESS PROGRAM
5. Adequate utilities, access roads, recreation and open spaces are being provided consistent with the County’s plans policies and regulations.
 - a. Currently the business has remained carbon neutral by installing 20Kw of solar production and can provide enough alternative electrical power to be net zero. I expect to have the same type of investment in the business expansion.
 - b. 3.4 acres will be dedicated for the business expansion to continue to provide a rural appearance and “open spaces “look and feel. This site will have minimal impact on adjacent properties and rural character and maintain the scenic nature of the County
 - c. There is currently a driveway present to provide access to a neighbor’s farm. This driveway is a right of way shared by all property owners.