



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: Jim Saputo
ADDRESS: 341 Kilmayne Drive, Suite 201
CONTACT PH: ()
EMAIL: jim@keystonetitlenc.com

Landowner Information:

NAME: FMR Investments LLC
ADDRESS PO Box 1328, Cary NC 27512
CONTACT PH: ()
EMAIL:

PROPERTY IDENTIFICATION

Physical (911) Address: 148 Rush Road, New Hill, NC 27562
PARCEL (AKPAR) No.: 5545
Township: Cape Fear
Total Acreage: 51.6 AC
Acreage to be Rezoned: 51.6 AC
CURRENT ZONING DISTRICT/CLASSIFICATION: CU-IND-H

PROPOSED ZONING DISTRICT/CLASSIFICATION:

- R-1 Residential (checked)
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. : 3720060800L
Map Date: 11/17/2017
Flood Zone: X

WATERSHED Information:

Current Watershed Classification: WS-IV PA and Local Watershed
Within Jordan Lake Buffer Area: Yes No (checked)
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] 1/2/19
Signature Date
Jim Saputo
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) Jim Saputo is an authorized agent for said property and is permitted by me to file this application.

[Signature] 1/2/19
Signature Date
Lathe Frank Flyd Jr., Manager
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 Date Received: _____ 20

Payment Received: \$ _____

Check No. _____ Cash Credit Card Money Order

Planning Department

FILED	Dec 29, 2017
AT	01:30:44 PM
BOOK	01965
START PAGE	0475
END PAGE	0476
INSTRUMENT #	14531
EXCISE TAX	\$697.00

Excise Tax: \$697.00

Parcel Identification No.: 0609-00-25-3959 and 0609-00-34-0381

Prepared by: James Andrew Saputo, Jr.

After Recording Return to: P.O. Box 1328, Cary, North Carolina 27512

Brief Description: 97.17 Acres, Old US 1, Plat Slide 2016-151

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of July, 2016, by and between

GRANTOR:

EDGE PROPERTIES, LLC,
a North Carolina limited liability company
341 Kilmayne Drive, Suite 204
Cary, North Carolina 27511

and

GRANTEE:

FMR INVESTMENTS, LLC
a North Carolina limited liability company
P.O. Box 1328
Cary, North Carolina 27512

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, **a fifty percent (50%) undivided interest**, in that certain lot or parcel of land situated in the Chatham County, North Carolina and more particularly described as follows:

BEING all of Tract 1 containing 51.60 acres and Tract 2 containing 45.57 acres as shown on the map entitled "Exempt Survey for WBT Wood Services, LLC" by James Wade Atkinson, Jr., PLS and recorded in Plat Slide 2016, Page 151, Chatham County Registry.

Submitted electronically by "Stam Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

The property above described was acquired by Grantor by instrument recorded in Book 1864, Pages 1047-1048, Chatham County Registry.

A map showing a portion of the property above described in recorded in Plat Slide 2016, Page 151, Wake County Registry.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. All easements encumbrances, rights-of-way and restrictions of record.
2. Lien of ad valorem taxes for the year 2017.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Edge Properties, LLC

By: Amy F. Edge (Seal)
Amy F. Edge, Manager

The property described herein (please initial one):

- Does include the primary residence of any Grantor.
 X Does not include the primary residence of any Grantor.

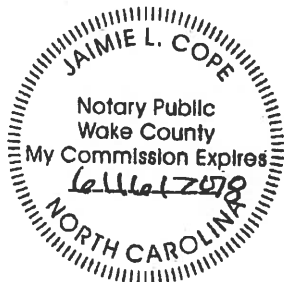
Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Amy F. Edge

Date: December 28, 2017

Jaimie L Cope
Jaimie L Cope, Notary Public
(Printed Name)

(Seal)



My commission expires: 6/16/2018

GENERAL REZONING NARRATIVE

- 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.**

The County Zoning Ordinance states that the purpose of the zoning ordinance is *"to promote public health, safety, and general welfare..... All in accordance with the adopted Land Use Plan"*. The Land Use Plan identifies the area (including this site) as "Agriculture" and immediately adjacent (to the south and east) as "Rural". Rezoning of this parcel to Residential District (R-1) will accommodate the uses anticipated in the Land Use Plan. The rezoning will be compliant with the Land Use Plan.

- 2. The changed or changing conditions, if any, in 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.**

The Chatham County Comprehensive Plan was adopted in November of 2017. As noted above; the plan identifies the area (including this site) as "Agriculture"

The adoption of the Comprehensive Plan creates a changed condition accommodating the rezoning of this property to "R-1". R-1 zoning is consistent with the goals and objectives of the comprehensive plan.

- 3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof.**

Rezoning of the property to "R-1" will allow for uses contemplated in the Land Use Plan. R-1 is the most appropriate zoning for the "Agriculture" designation fulfilling the objectives of the Land Use Plan

- 4. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

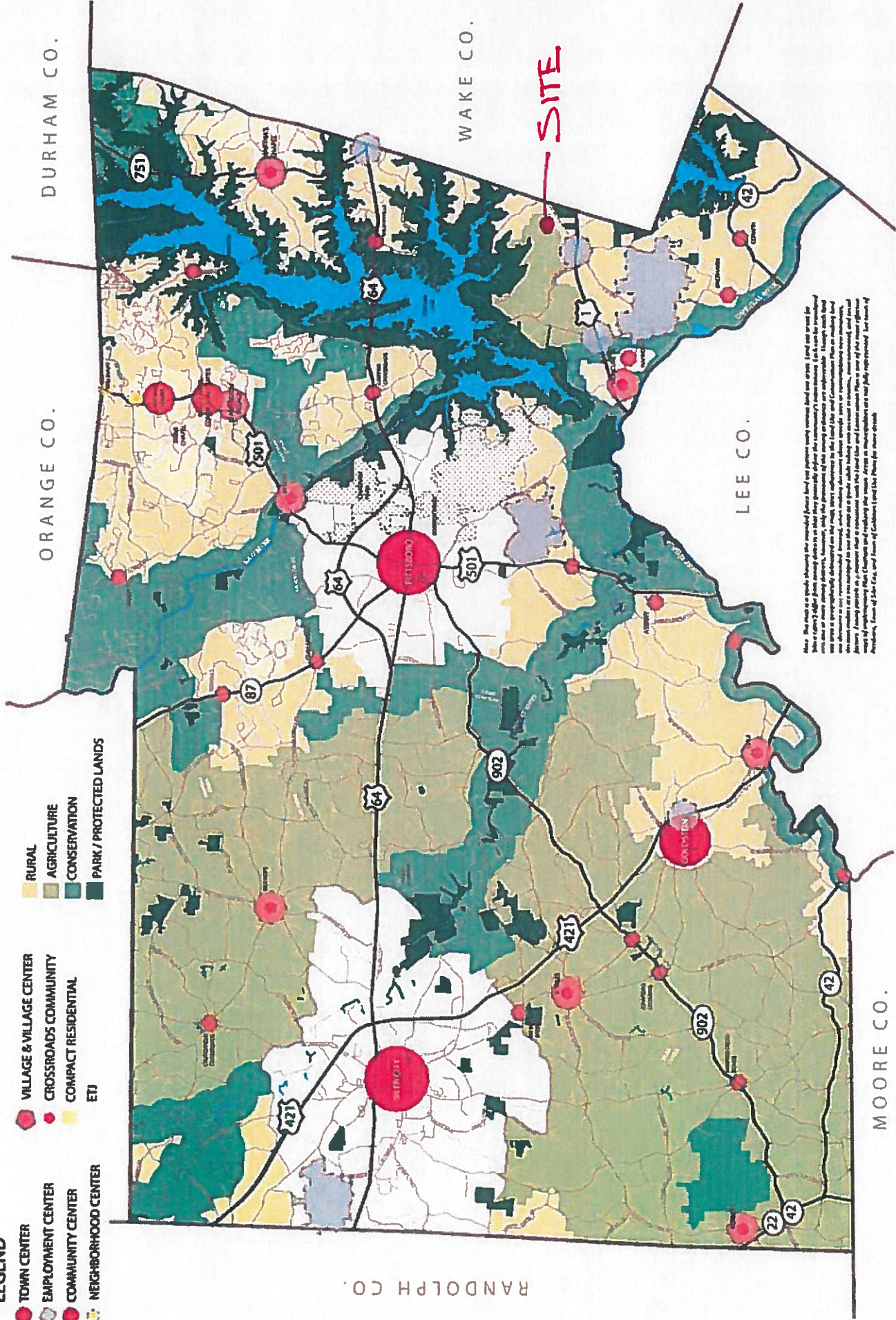
In 1994 the County rezoned this parcel to "Conditional Use Heavy Industrial District"

This parcel has a perimeter boundary of +/- 8200 LF over 81% of the adjacent property is currently zoned R-1. Only a small percentage (19%) on a portion of the southern side is not zoned R-1.

The existing conditional use zoning allowed for the operation of a rock crusher. This activity was never initiated on this parcel and the land has since been sold. Our client seeks to rezone to R-1 in order to be compatible with the adjoining parcels to the east, north, and west.

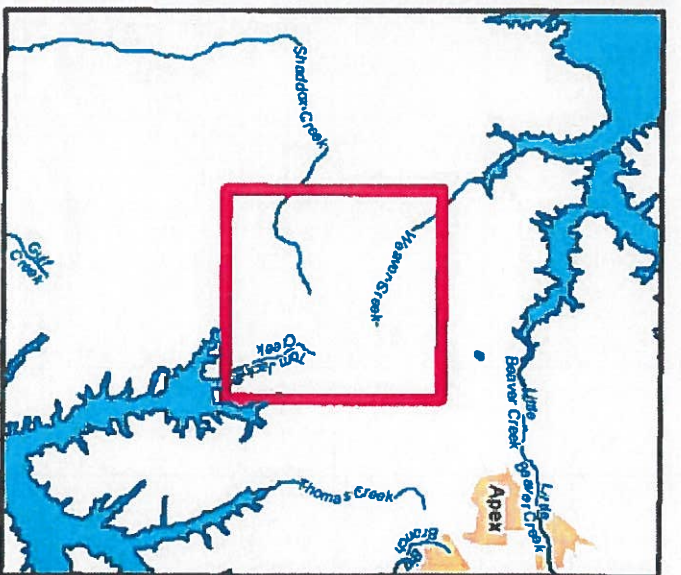
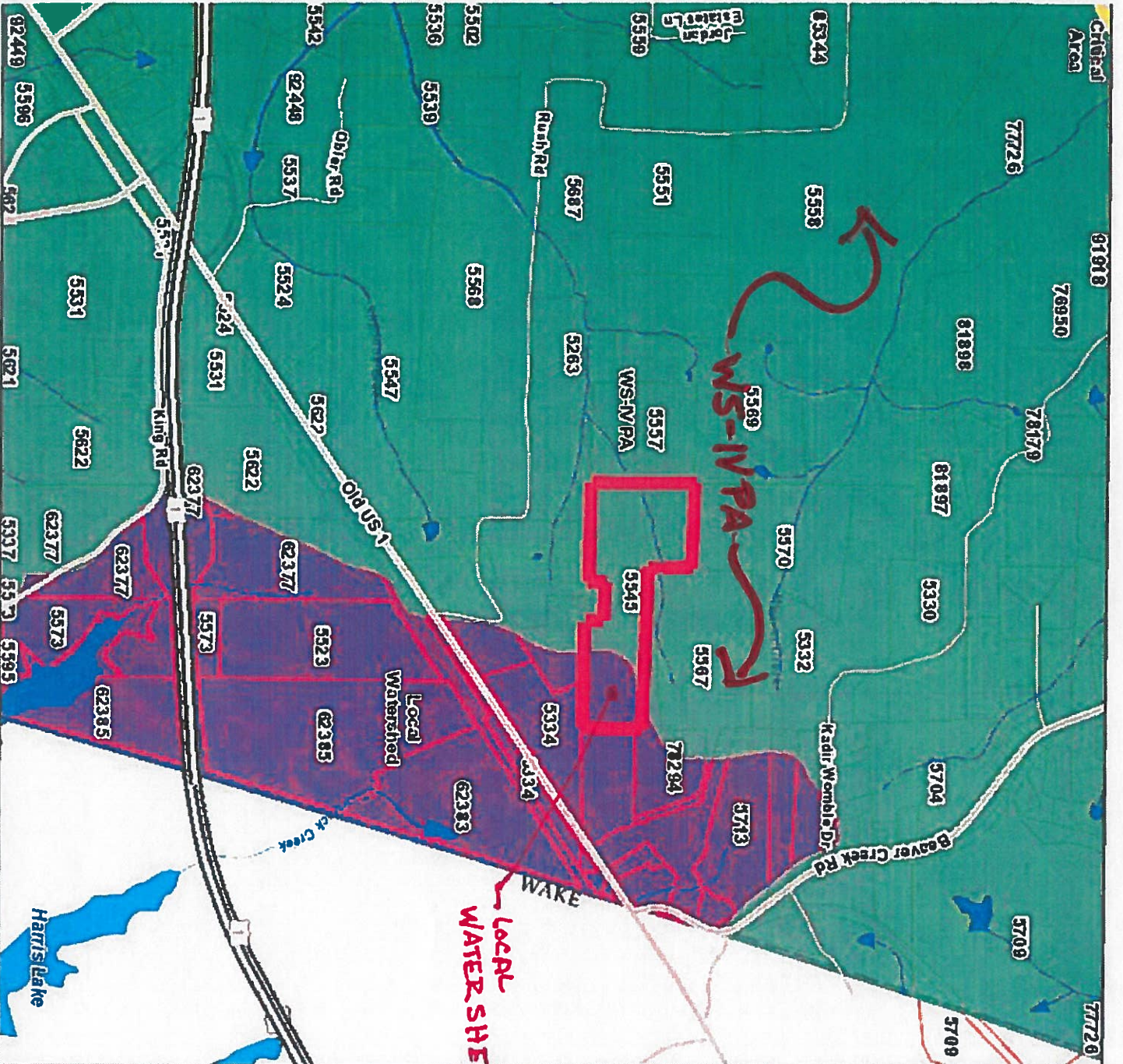
LEGEND

- TOWN CENTER
- VILLAGE & VILLAGE CENTER
- RURAL
- EMPLOYMENT CENTER
- CROSSROADS COMMUNITY
- AGRICULTURE
- COMMUNITY CENTER
- COMPACT RESIDENTIAL
- PARK / PROTECTED LANDS
- NEIGHBORHOOD CENTER
- ETJ



Note: The map is a guide showing the intended future land use pattern and does not represent any current or future property lines or other physical features. It is not intended to be used as a basis for any legal action. The map is subject to change without notice. The map is not intended to be used as a basis for any legal action. The map is not intended to be used as a basis for any legal action.

Watershed Map

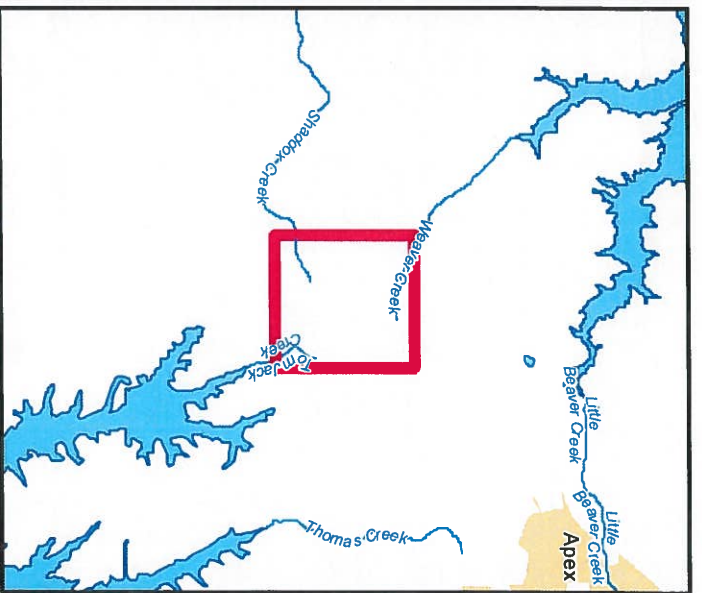
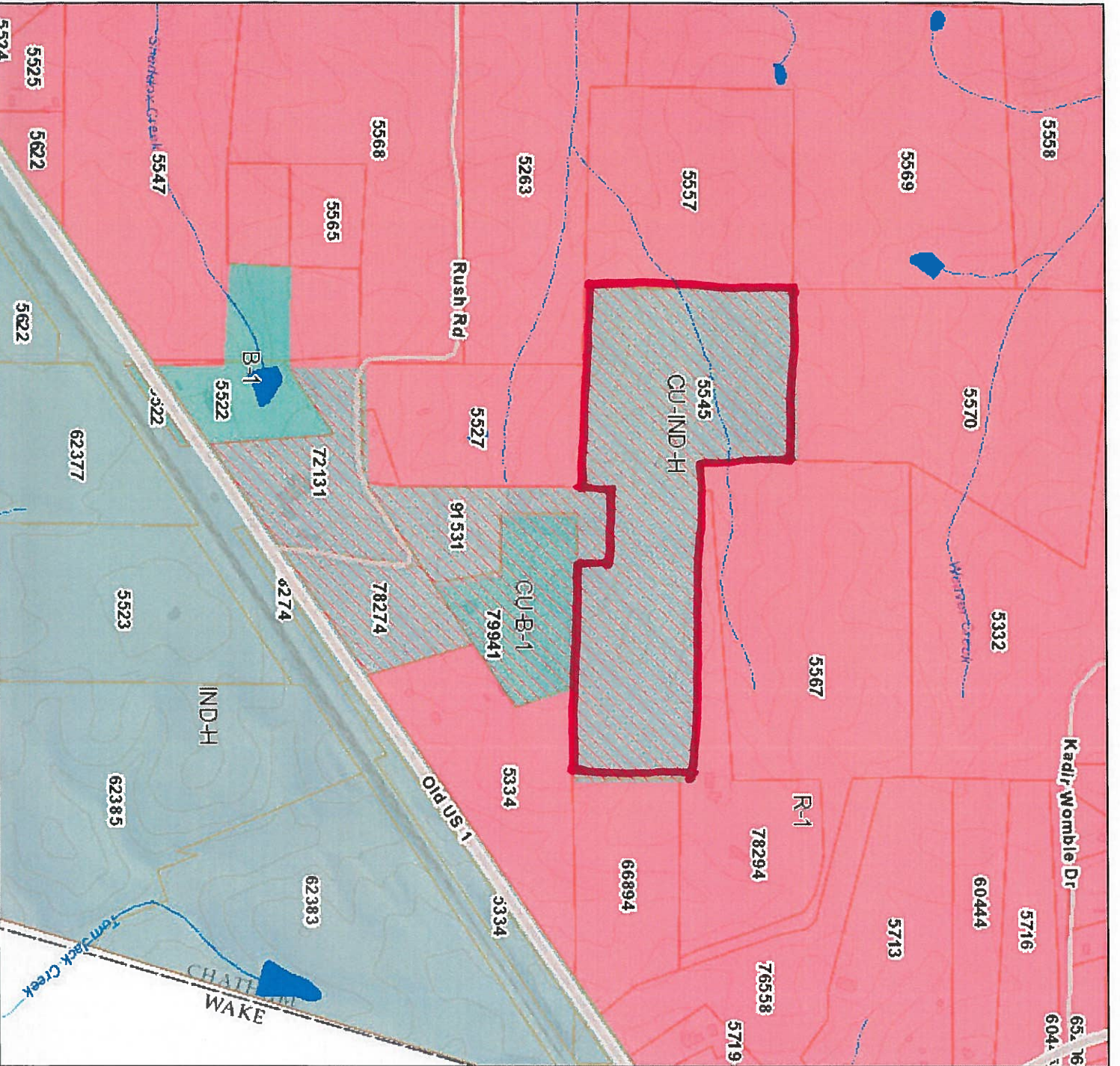


Service Layer Credits: Chatham County,
 Chatham County GIS, Chatham County EOC,
 Chatham County, Chatham County GIS

Date: 11/28/2018
 Time: 3:43:05 PM



ZONING MAP



Service Layer Credits: Chatham County, Chatham County GIS, Chatham County EOC Chatham County, Chatham County GIS

Date: 11/28/2018
Time: 3:39:03 PM



Chatham Capital Group LLC
513 Carolina Oaks Ave.
Smithfield , NC 27577

Francisco & Debbie Dominguez
PO Box 160
New Hill, NC 27562

Scott T. Smith
6588 Beaver Creek Rd
New Hill, NC 27562

FMR Investments LLC & Equity Trust
Co. CO Custodian FBO & Christina Zadel
IRA
PO Box 1328
Cary, NC 27512

Equity Trust Co. CO Custodian FBO &
Christina Zadel IRA
1 Equity Way
Westlake, OH 44145

Chatham Capital Group LLC
513 Carolina Oaks Ave.
Smithfield , NC 27577

Arron W & Joanna Danielle Rumfelt
2512 Sandage Ave
Fort Worth , TX 76109

Jean H Rush
338 Rush Rd
New Hill, NC 27562

WBT Wood Services LLC
PO Box 188
Hazelhurst, GA 31539

Frank Thomas & Marsha H Massey
9224 Dukes Lake Rd
Zebulon, NC 27597

3 Boys Capital LLC & Chatham Capital
Group LLC & Equity Trust CO Custodian
FBO
1018 N Wellingsburg Place
Apex, NC 27502