

CONDITIONAL ZONING  
DISTRICT

APPLICATION FOR  
CHANGE OF ZONING  
OF PROPERTY

Chatham County  
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312  
Telephone: (919) 542-8204 FAX: (919)542-2698

**Section A. APPLICANT INFORMATION**

NAME OF APPLICANT: Charles R. Walker III, Principal EPG

MAILING ADDRESS OF APPLICANT: 275 North Pea Ridge Rd Pittsboro NC 27312

PHONE NUMBER/E-MAIL OF APPLICANT: 919-625-9760 cwalker@epgrouponline.com

PROPERTY OWNER INFORMATION (If different from the applicant): **\*Owner Authorization Signature Required; See end of application.**

Name(s) KNHH LLC

Address: 1025 Whisper Rock Trail

Cary, NC

ZIP 27519

Telephone: 919-830-2890 FAX: \_\_\_\_\_

E-Mail Address: kris@icloudnow.com

**PROPERTY INFORMATION:** The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: Off Hillside Dairy Rd (as per GIS)

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 12236

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R1

PROPOSED ZONING DISTRICT(S):  CD-NB  CD-CB  CD-RB  CD-O&I  CD-IL  CD-IH

TOTAL SITE ACRES/SQUARE FEET: 29.594 AC as per survey by Van Finch

**(Do not round up acreage. Use exact acreage amounts from tax records or as a recorded survey)**

**PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE:** Regulation Cricket fields, 2 as part of this first application, grassed parking area (no pavement), 30' wide successive buffer along the Western boundary, 20' wide setback for parking along the Southern boundary as shown in the attached site plan and zoning exhibit. These fields will not be lit and there will be no bleachers installed. There is an existing silo on the site that will be preserved, cleaned up and used as an identifying marker for the fields.

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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department upon approval of the sufficiency review by staff. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
  - (2) The Planning Department shall, before scheduling the public hearing, ensure that the application packet contains all the required information as specified in **Section 5 of the zoning ordinance.**
  - (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
    - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
    - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
    - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
    - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
  - (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.
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## **Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN**

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**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF).** Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale or as accepted by staff, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
    - a. Information showing the boundaries of the proposed property as follows:
      1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
      2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
    - b. Legal Description of proposed conditional zoning district; **ATTACHED MAP**
    - c. All existing and proposed easements, reservations, and rights-of-way;
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- d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions; *N/A*
- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development; *N/A*
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets;
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County; *N/A*
- i. Proposed phasing, if any; *N/A*
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities; *N/A*
- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
- m. The approximate location of any cemetery; *N/A*
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)** *N/A*
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)** *N/A*
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and *N/A*
- q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. If you are or will be disturbing 10 or more acres in connection with this application, you are required to submit and EIA *with* this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission. *N/A*

**The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.**

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

**NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.**

**STOP!**

**You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:**

Chatham County Appearance Commission

Date of Meeting November 28, 2018

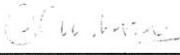
Held Community Meeting

Date of Meeting January 2, 2019

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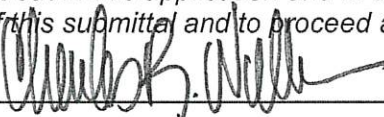
**SECTION D. SIGNATURE STATEMENTS**

**OWNER'S SIGNATURE\*:** *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Charles Walker to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: 

Date: 12/05/2018

**APPLICANT SIGNATURE:** *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.*

Signature: 

Date: 12.7.18

**OFFICE USE ONLY:**

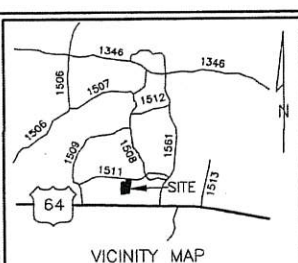
Date Application Received: 7 December 18

Received By: Janie Phelps

Fee Paid: \$ 2229.70

Check No. 198  Cash  Credit Card  Money Order

Application No. PL 20 190037



I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for grid coordinates/units:

(1) Class of survey	Class A
(2) Positional accuracy	< 0.10'
(3) Type of GPS field procedure	RIN (VRS)
(4) Date of survey	10/17/18
(5) Datum/EPOCH	NAD 83 (2011)
(6) Published/Fixed-control use	USGS Network (VRS)
(7) Grid model	128
(8) Combined grid factor	0.99996371
(9) Units	U.S. Survey Feet

- MAP LEGEND**
- EIP EXISTING IRON PIPE
  - EIS EXISTING IRON STAKE
  - IPS IRON PIPE SET
  - ISS IRON STAKE SET
  - ECM EXISTING CONCRETE MONUMENT
  - ▲ EXMN EXISTING MAG NAIL
  - △ MNS MAG NAIL SET
  - △ CNS CONCRETE NAIL SET
  - PPS POWER POLE
  - CMP COMPUTED POINT
  - oop EDGE OF PAVEMENT

**P-1 RESIDENTIAL/FARM**

**P-1 VACANT to CD-PB**

**P-1 VACANT**

**P-1 RESIDENTIAL/FARM**

**ZONING EXHIBIT**

TOMMIE WALTER BROOKS  
MARGIE CHEEK BROOKS  
D.B. 1183 PG. 698  
P.S. 95-479

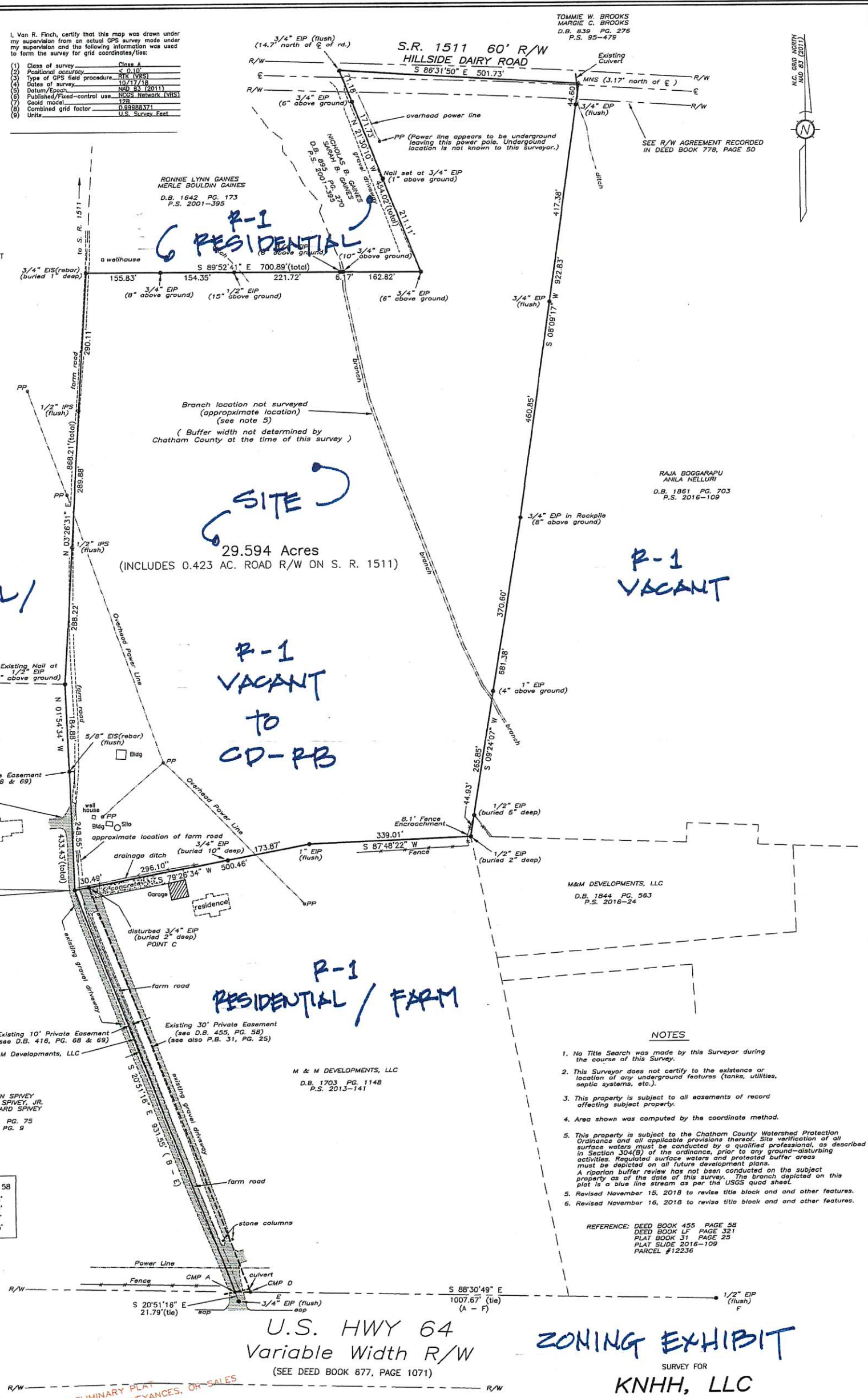
MARY ELLEN SPIVEY  
CHARLES L. SPIVEY, JR.  
WAYNE EDWARD SPIVEY  
D.B. 1884 PG. 75  
P.B. 24 PG. 9

**POINT B**  
3/4" IPS set flush over 5/8" EIS (buried 14" deep)  
N.C. Grid Coordinates  
NAD 83 (2011)  
N = 722965.91'  
E = 1910169.64'

MARY ELLEN SPIVEY  
CHARLES L. SPIVEY, JR.  
WAYNE EDWARD SPIVEY  
D.B. 1884 PG. 75  
P.B. 24 PG. 9

**30' EASEMENT - DEED BK. 455, PG. 58**

A - B	N 20°51'16" W	909.76'
B - C	N 79°26'34" E	30.49'
C - D	S 20°51'16" E	916.64'
D - A	N 88°30'49" W	32.43'



- NOTES**
- No Title Search was made by this Surveyor during the course of this Survey.
  - This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
  - This property is subject to all easements of record affecting subject property.
  - Area shown was computed by the coordinate method.
  - This property is subject to the Chatham County Watershed Protection Ordinance and all applicable provisions thereof. Site verification of all surface waters must be conducted by a qualified professional, as described in Section 304(B) of the ordinance, prior to any ground-disturbing activities. Regulated surface waters and protected buffer areas must be depicted on all future development plans. A riparian buffer review has not been conducted on the subject property as of the date of this survey. The branch depicted on this plat is a blue line stream as per the USGS quad sheet.
  - Revised November 15, 2018 to revise title block and other features.
  - Revised November 16, 2018 to revise title block and other features.

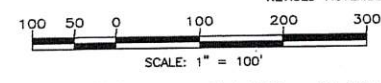
REFERENCE: DEED BOOK 455 PAGE 58  
DEED BOOK 17 PAGE 321  
PLAT BOOK 31 PAGE 25  
PLAT SLIDE 2016-109  
PARCEL #12236

U.S. HWY 64  
Variable Width R/W  
(SEE DEED BOOK 677, PAGE 1071)

SURVEY FOR  
**KNHH, LLC**

HICKORY MOUNTAIN TOWNSHIP  
OWNER: SWANNIE ANN CLARK

CHATHAM COUNTY, N.C.  
DATE: NOVEMBER 13, 2018  
REVISED NOVEMBER 15, 2018  
REVISED NOVEMBER 16, 2018



VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE #C-513

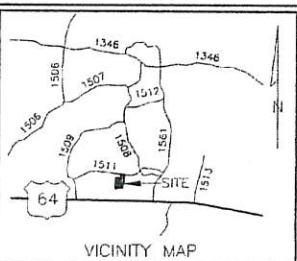
I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see descriptions recorded in D.B. 455, PG. 58 and D.B. 17, PG. 321); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 455, Page 58; that the ratio of precision as calculated is 1:16,213; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 15th day of November, A.D. 2018.

SURVEYOR  
LICENSE NUMBER L-2507

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCES, OR SALES

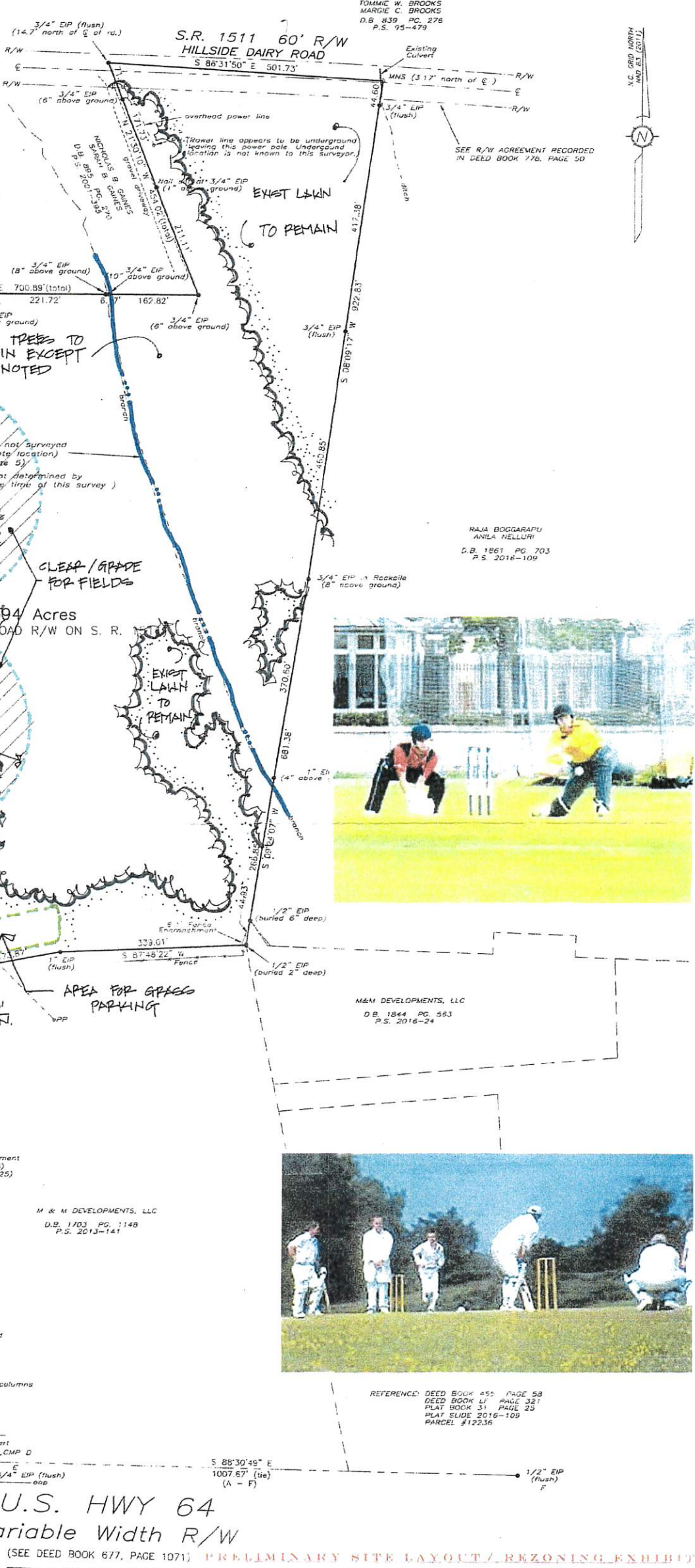
I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus, ✓

- (a) that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- (b) that the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ✓ (c) that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
- (d) that the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.



I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for this map:

(1) Class of survey	Class A
(2) Positional accuracy	0.119'
(3) Type of GPS field procedure	RTPC (1995)
(4) Dates of survey	10/27/18
(5) Datum/Epoch	NAD 83 (2011)
(6) Published/Field-central use	NOGS Network (VRS)
(7) Geoid model	2011
(8) Combined grid factor	0.99998771
(9) Units	U.S. Survey Feet



TOMMIE WALTER BROOKS  
MARGIE CHEEK BROOKS  
D.B. 1183 PG. 698  
P.S. 95-479



RAJA BOGGARAPU  
ANILA NELLURI  
D.B. 1861 PG. 703  
P.S. 2016-109



REFERENCE: DEED BOOK 455 PAGE 58  
DEED BOOK 471 PAGE 321  
PLAT BOOK 31 PAGE 25  
PLAT SLIDE 2016-109  
PARCEL #12236

30' EASEMENT - DEED BK. 455, PG. 58

A - B	N 20°51'16" W	909.76'
B - C	N 79°26'34" E	30.49'
C - D	S 20°51'16" E	916.84'
D - A	N 88°30'49" W	32.43'

# ENTITLEMENT PRESERVATION GROUP

U.S. HWY 64  
Variable Width R/W  
(SEE DEED BOOK 677, PAGE 1071)

## TRIANGLE CRICKET LEAGUE INC.

A 5000-SQ-FOOT PARTIAL ORGANIZATION REGISTERED IN NORTH CAROLINA  
PITTSBORO, CHATHAM COUNTY, N. CAROLINA NOVEMBER 2018



VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE #C-513

I, VAN R. FINCH, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see descriptions recorded in D.B. 455, PG. 58 and D.B. 471, PG. 321); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 22, Plat Book 31, Page 25, that the ratio of precision as calculated is 1:16,213; that this plot was prepared in accordance with G.S. 17-30 as amended. Witness my original signature, license number, and seal this 18th day of November, A.D. 2018.

I, Van R. Finch, Professional Land Surveyor No. L-7507, certify to one of the following as indicated thus:  (a) that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that requires parcels of land;  (b) that the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;  (c) that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  (d) that the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

SURVIVOR  
LICENSE NUMBER L-2507

FILED Nov 21, 2018  
AT 01:38:22 PM  
BOOK 02018  
START PAGE 0962  
END PAGE 0964  
INSTRUMENT # 11837  
EXCISE TAX \$564.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 564.00

Parcel Identifier No. 0012236 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Russell & Associates, 727 W. Hargett Street Suite 209, Raleigh, NC 27603

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 21st day of November, 2018 by and between

**GRANTOR**  
Swannie Ann Clark F/KA, Swannie Ann C. Sigmon  
and husband,  
Richard Dowd Clark  
4364 Old U.S. HWY 421 North  
Siler City, NC 27344

**GRANTEE**  
KNHH, LLC  
a North Carolina Limited Liability Company  
10269 Chapel Hill Road  
Morrisville, NC 27560

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Pittsboro, \_\_\_\_\_ 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 455 page 58.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2018 page 313.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

submitted electronically by "Russell & Associates, PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.



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, other than the following exceptions:

- 1. Ad valorem taxes for the year 2018 and subsequent years.
- 2. Restrictive and protective covenants of record.
- 3. All easements and rights-of-way of record.

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

\_\_\_\_\_ (Entity Name)  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_

Swannie Ann Clark (SEAL)  
 Print/Type Name: Swannie Ann Clark

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_

Richard Dowd Clark (SEAL)  
 Print/Type Name: Richard Dowd Clark

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

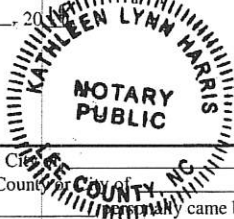
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Chatham  
 I, the undersigned Notary Public of the County or City of Chatham and State aforesaid, certify that Swannie Ann Clark and Richard Dowd Clark 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 1 day of November, 2018.

My Commission Expires: 5-1-2020  
 (Affix Seal)



Kathleen Lynn Harris  
Kathleen Lynn Harris Notary Public  
 Notary's Printed or Typed Name ..

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ 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, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

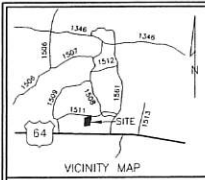
State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

Exhibit A

Being that parcel containing 29.594 acres, more or less, as shown on plat entitled "Survey for KNHH, LLC," dated November 13, 2018, revised November 15 2018, November 16, 2018 and November 19, 2018, prepared by Van R. Finch - Land Surveys, P.A. and recorded on November 19, 2018 in Plat 2018/313, Chatham County Registry, reference to said plat being made for a more particular description of same.

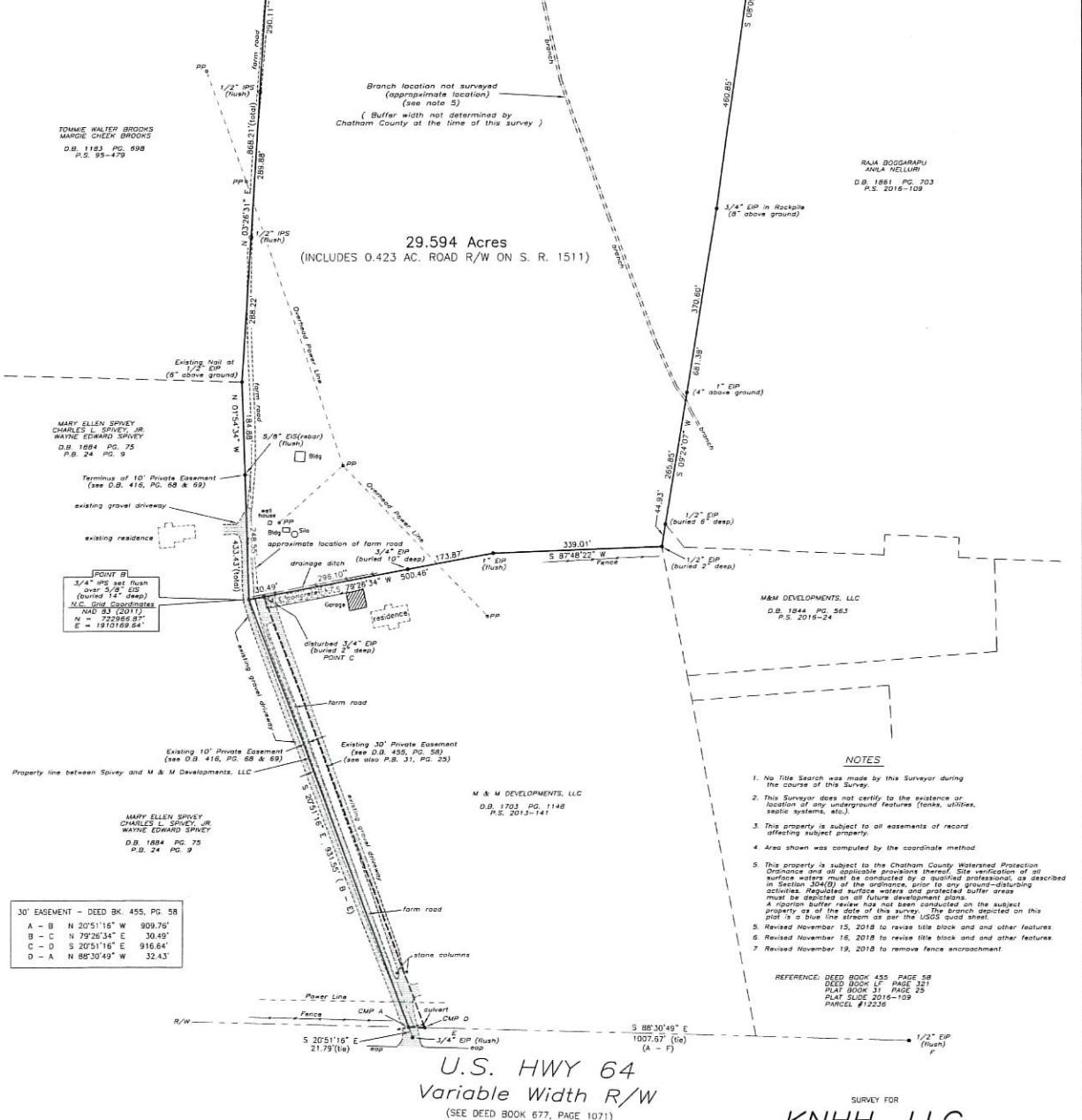


I, Van R. Finch, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to form the survey for said construction:

- Class of survey: Class A
- Professional instrument: L-2507
- Type of GPS field procedure: RTK
- Date of survey: 08/17/18
- Station/flushing: 1000 43 (T011)
- Station/flushing controller used: Trimble R1001
- Survey method: RTK
- Control points used: 1599 (K311)
- Combined factor: 1.00
- Units: U.S. Survey Feet

**MAP LEGEND**

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ESM EXISTING CONCRETE MONUMENT
- ▲ EXMV EXISTING MAG NAIL
- ▲ MNS MAG NAIL SET
- CNS CONCRETE NAIL SET
- ▲ PVP POWER POLE
- CMP COMPUTED POINT
- eap EDGE OF PAVEMENT



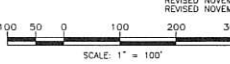
**30' EASEMENT - DEED BK 455, PG 58**

- A - B N 20°51'16" W 809.76'
- B - C N 79°26'34" E 30.49'
- C - D S 20°51'16" E 916.64'
- D - A N 85°30'49" W 32.43'

- NOTES**
- No Title Search was made by this Surveyor during the course of this Survey.
  - This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
  - This property is subject to all easements of record affecting subject property.
  - Area shown was computed by the coordinate method.
  - This property is subject to the Chatham County Watershed Protection Ordinance and all applicable provisions thereof. Site verification of all surface waters must be conducted by a qualified professional, as described in Section 304(9) of the ordinance, prior to any other development activities. Required surface waters and protected buffer areas must be depicted on all future development plans.
  - A riparian buffer review has not been conducted on the subject property as of the date of this survey. The branch depicted on this plot is a blue line stream as per the USGS quad sheet.
  - Revised November 15, 2018 to revise title block and other features.
  - Revised November 16, 2018 to revise title block and other features.
  - Revised November 19, 2018 to remove fence encroachment.

REFERENCE: DEED BOOK 455 PAGE 58  
 DEED BOOK 477 PAGE 321  
 PLAT BOOK 31 PAGE 25  
 PLAT SLIDE 2018-109  
 PARCEL #12236

**KNHH, LLC**  
 HICKORY MOUNTAIN TOWNSHIP  
 OWNER: SHANNIE ANNI CLARK  
 CHATHAM COUNTY, N.C.  
 DATE: NOVEMBER 15, 2018  
 REVISED NOVEMBER 15, 2018  
 REVISED NOVEMBER 16, 2018  
 REVISED NOVEMBER 19, 2018



VAN R. FINCH - LAND SURVEYS, P.A.  
 109 Hillsboro St. Pittsboro, N.C. 27312  
 FIRM LICENSE #C-513

I, VAN R. FINCH, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see exceptions) recorded in D.B. 455, PG. 58 and D.B. 477, PG. 321, that the boundaries are shown as clearly indicated as drawn from information found in Book 455, PG. 58 and Book 477, PG. 321. The information was prepared in accordance with S.S. 42-30 as amended. When the original signature of the surveyor is required, it shall be the signature of the surveyor on the day of recording.

**Van R. Finch**  
 SURVEYOR  
 LICENSE NUMBER L-2507



I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated: that...

- (a) that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that requires notice of intent;
- (b) that the survey is located in such portion of a county or municipality that is incorporated on an ordinance that requires notice of intent;
- (c) that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

**Van R. Finch**

FILED Nov 19 2018 04:24:48 pm  
 PLAT SLIDE 02018 - 1283  
 INSTRUMENT 11789

2018-313

2018-313

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. **Please use attachments and/or additional sheets to fully explain and detail this project.** If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

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.** N/A
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.** *The interest in international sports is growing in the County. Triangle Cricket League is trying to establish regulation-level fields that are available for interested people. Open-play fields run by volunteers and owned by charitable organizations is a new and important way to promote public health, welfare and in safe, privately-owned, designated areas.*
3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (i.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section.** *The Comprehensive Land Use Plan for this area designates "Agriculture Uses". This proposal is for a recreational use. This is in answer to the Comp Plan Chapter 4 page 80 that states, "Recreation and Open Space – Parks, walking paths, and natural areas can be part of and complement existing and future development in the County. Having safe and affordable access to place(s) to walk, bike, socialize, and play is important to maintaining and improving physical, emotional, and mental health. In addition, visual and physical access to nature can improve overall health and well-being of County residents. Conserving environmentally valuable areas in the creation of the open space system can also lead to a healthier ecosystem with better air and water quality." there will be very limited construction (clearing and grading of the fields and grassed parking area) which onsite is complimentary to the existing open uses and guidance of the Comprehensive Land Use Plan. Finally, with the preservation of the silo we are also successfully adhering to the goal as stated in Chapter 3 page 41 which states to try and, "Preserve and restore cultural and historic resources that contribute to the identity of the County". While technically this proposal is a change in use, visually, with the silo remaining and no new structures being constructed this will help preserve the character of the area.*
4. **The requested amendment is either essential or desirable for the public convenience or welfare. (i.e tell how and for what purpose/s the amendment would provide to the county as a whole)** *This proposal specifically addresses three goals for the County as listed on page 40 of the Plan Chatham Comprehensive Report. "1. Preserve the rural character and lifestyle of Chatham County. 6. Provide recreational opportunities and access to open space and 10. Foster a Healthy Community."*
5. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. (i.e. watershed classification, impervious surface, utilities, infrastructure, etc.)** *There is an existing creek on this property. There is no disturbance as part of this proposal that is less the 100' from the nearest creek bank. There will be no new impervious cover as part of this proposed use except for any work done to improve the existing gravel driveway in the cross-access easement. The applicant intends to use temporary latrines for player use; therefore, this proposal has no utility impact.*

# ENTITLEMENT PRESERVATION GROUP

DECEMBER 12, 2018

*RE: PROPOSED REZONING OF CHATHAM COUNTY TRACT #12236  
(FORMERLY SWANNIE ANN CLARK PROPERTY)*

DEAR NEIGHBOR,

*WE MADE A MISTAKE. COUNTY CODE REQUIRES THE MAILING FOR A PROPOSED REZONING COMMUNITY MEETING BE SENT OUT 14 DAYS PRIOR TO THE MEETING. WE ONLY HAD 12 DAYS BETWEEN MAILINGS AND MEETING. FOR COMPLETENESS, WE MUST RESCHEDULE ANOTHER MEETING. WE APOLOGIZE FOR ANY INCONVENIENCE.*

GIS RECORDS SHOW YOU ARE AN ADJOINING LAND OWNER OF THE ABOVE-MENTIONED TRACT.

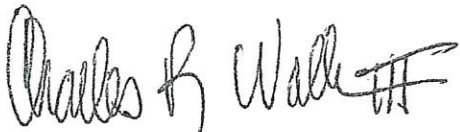
WE REPRESENT KRIS VISHWANATHAN, NEW OWNER OF THE PROPERTY, AS PART OF A NOT FOR PROFIT ORGANIZATION - TRIANGLE CRICKET LEAGUE INC, A 501 C 3 CHARITABLE ORGANIZATION. THE LEAGUE IS SEEKING TO REZONE THE PROPERTY FROM R1 (RESIDENTIAL -1) TO CD-RB (CONDITIONAL USE REGIONAL BUSINESS) TO ALLOW THE CONSTRUCTION OF TWO REGULATION-SIZED CRICKET FIELDS.

THE ATTACHED PLAN SHOWS THE CURRENT PROPOSED LAYOUT WHICH CONSISTS OF TWO FIELDS, A GRASSED AREA FOR PARKING, TWO PORTABLE LATRINES AND THE RETENTION OF SOME SMALL SHEDS/SILO.

AS YOU CAN SEE THIS IS A LOW IMPACT PROPOSAL. THERE WILL BE NO NEW VERTICAL CONSTRUCTION AS PART OF THIS PROPOSAL, AND THE GAMES WILL BE PLAYED, PRIMARILY ON THE WEEKENDS. THERE WILL BE NO PAVED PARKING, NO BLEACHERS, AND NO LIGHTS. ACCESS WILL BE GAINED THROUGH AN EXISTING SHARED DRIVEWAY THAT IS CONNECTED TO US 64 WEST. ACCORDING TO THE COUNTY STAFF, THE REZONING IS REQUIRED DUE TO THE FACT, "OPEN PLAY AREAS", EVEN THOSE OWNED BY A CHARITY MUST BE ZONED AS A BUSINESS. THE CASE, TO BE HEARD IN FRONT OF THE COUNTY BOARD OF COMMISSIONERS, IS BEING CREATED THROUGH A PROCESS. FIRST STEP IS TO CONTACT THE ADJOINING LAND OWNERS TO THE PROPOSAL AND ASK FOR THEIR INPUT. TO THAT END WE ARE HAVING A PUBLIC MEETING ON JANUARY 2ND AT CCCC PITTSBORO FROM 7:00-8:00. SEE THE ATTACHED MAP SHOWING THE LOCATION ON CAMPUS. WE WELCOME YOU TO ATTEND.

IF YOU CANNOT ATTEND THE MEETING OR YOU WISH TO ASK QUESTIONS OUTSIDE THAT MEETING PLEASE DO NOT HESITATE TO CONTACT US THROUGH EMAIL, [CWALKER@EPGROUPONLINE.COM](mailto:CWALKER@EPGROUPONLINE.COM) OR BY PHONE, 919-625-9760.

THANK YOU FOR YOUR CONSIDERATION,



CHARLES R. WALKER III  
PRINCIPAL

RONNIE LYNN GAINES  
MERLE BOULDIN GAINES  
D.B. 1642 PG. 173  
P.S. 2001-395

WALTER BROOKS  
CHEEK BROOKS  
83 PG. 698  
95-479

RAJA BOGGARAPU  
ANILA NELLURI  
D.B. 1861 PG. 703  
P.S. 2016-109

EN SPIVEY, JR.  
WARD SPIVEY  
4 PG. 75  
PG. 9

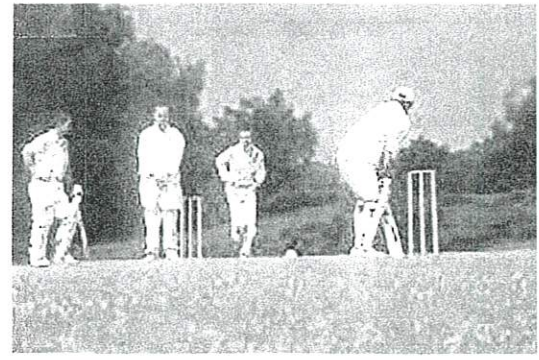
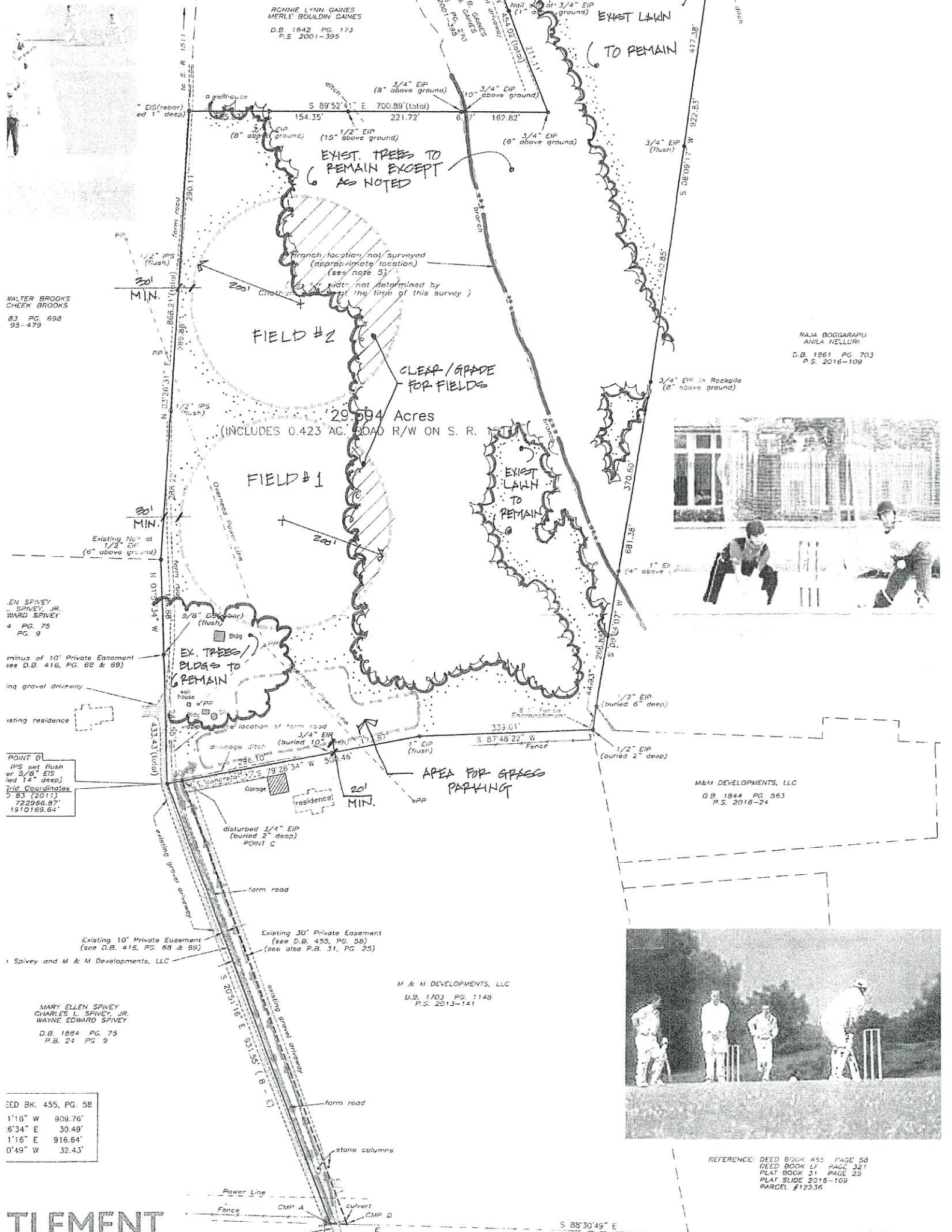
POINT B  
IPS set flush  
or 5/8" EIS  
(and 1/4" deep)  
Grid Coordinates  
783 (2011)  
722966.87  
1910189.64

MARY ELLEN SPIVEY  
CHARLES L. SPIVEY, JR.  
WAYNE EDWARD SPIVEY  
D.B. 1824 PG. 75  
P.B. 24 PG. 9

DEED BK. 455, PG. 58  
1'16" W 909.76'  
6'34" E 30.49'  
1'16" E 916.64'  
0'49" W 32.43'

M & M DEVELOPMENTS, LLC  
D.B. 1703 PG. 1148  
P.S. 2013-141

M & M DEVELOPMENTS, LLC  
D.B. 1844 PG. 563  
P.S. 2016-24



REFERENCE: DEED BOOK 455 PAGE 58  
DEED BOOK 17 PAGE 321  
PLAT BOOK 31 PAGE 25  
PLAT SLIDE 2016-109  
PARCEL #12236

TLEMENT



**REPORT OF COMMUNITY MEETING REQUIRED BY  
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: January 2, 2019

Proposed Zoning: CD-RB

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) 12-13-2018. A copy of the written notice is also attached.

The meeting was held at the following time and place: Building 42 on the Chatham Campus of CCCC in conference room 2 at 7:00 PM.

The persons in attendance at the meeting were: Charles R. Walker III, EPG and Mary Ellen Spivey. Mr. Walker also met with Marty the Owner of M&M Development onsite at 3:00 on December 4th.

The following issues were discussed at the meeting: Overall Proposed Use and Site Plan, driveway improvements, drainage questions, buffering.

As a result of the meeting, the following changes were made to the rezoning petition: None, answered questions and discussed Appearance Commission approval granted.

Date: 1.3.19  
Applicant: CHARLES R. WALKER III  
By: Charles R. Walker III

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.



