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**Jackie E. Sanderford & Tina L. Sanderford**

538 Pea Ridge Rd Lot 1 & 2  
New Hill, NC 27562  
(919)842-0249  
jacksanderford@gmail.com

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**Chatham County Planning Department**

Planning Department  
P.O. Box 54  
Pittsboro, NC 27312

Dear Planning Department,

I am writing this letter in reference of my Application for Rezoning from Residential to Light Industrial, and as to the objectives to why rezoning my property will work for my business.

1. Prior to 2007, my properties were listed as Residential/Heavy Industrial. In 2007, it was rezoned to Residential/Agricultural. The property was in my parents and relatives names at this time. The deeds were not in my name at this time, therefore I feel this error is N/A.

2. I have personally, been storing my equipment on this property since 1993, along with my dad's equipment that he owned since my childhood. I need to be able to store materials and a place to park my equipment. Business on this property started in the 1950's, by my family. My grandfather was owner and operator of a small, family operated sawmill. He operated the sawmill which turned into a logging/sawmill when my father took over the business. Years later, it would become multiple businesses which consists of firewood, logging and grading. Equipment and materials have been stored on this property for years. The use of this property for business has sustained our family for over three quarters of a century. This property was rezoned in 2007 for Residential Agricultural. This action will not allow me to store any of my equipment, materials or commercial vehicles on the property. I would like to express my objectives as to why Rezoning will work for my property

3. According to the Comprehensive Land Use Plan adapted in 2017, our property at 538 Pea Ridge Rd is in a "Rural area". "Rural area", as stated in the Comprehensive Land Use Plan states, "Mixes of uses include agriculture, large lot residential, supporting service uses, and home based and small scale businesses". Our parcel is a great location for a small scaled business. According to the Comprehensive Land Use Plan, it states, on page 55 RECOMMENDATIONS AND STRATEGIES, ED Policy 3, "Continue to develop and promote the Chatham- Siler

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City Advanced Manufacturing (CAM) Site and the Moncure Megasites to ensure future job creation in the county.” The definition of “Economic Directory, is defined as: “Progress in an economy, or the qualitative measure of this “. We feel that with the Rezoning of our property to Light Industrial will add to the economic progress in our county, while adding valuable tax revenue. Our property is adjacent to the Moncure Holdings West LLC Property (which is already zoned Heavy Industrial) and less than 1/4 mile from the US 1 Pea Ridge Rd Intersection, and mikes within the Moncure Megasite properties. These both are listed as Employment Centers by the Comprehensive Land Use Plan.

4. According to the Comprehensive Land Use Plan, it also states, ““Mix Uses include industrial office, and supporting retail, restaurant service recreation and other uses”. It is our belief that Rezoning for Light Industrial will benefit the County in revenue. According to the Comprehensive Land Use Plan, pg 21, paragraph Tax Base, studies have shown that residential properties tend to cost more for governments to serve than the tax revenue generated by commercial and industrial properties. Rezoning our property to Light Industrial, will allow us to contribute a greater tax revenue for the County. There have been properties rezoned that are near and very close to my property. Courtesy Towing was rezoned from Residential to Light Industrial, in June of 2018, on Pea Ridge Rd. This property is less than a half mile from my property. Broedell was also rezoned from Residential to Light Industrial. This property is no more than 2-3 miles from my property. Moncure Holdings West LLC is adjacent to our property and is zoned Heavy Industrial.

5. On page 44 of the Comprehensive Land Use Plan, Chapter 3 Comprehensive Report states: Major Recommendations Among these is to “Provide Flexibility for rural business, Increase employment opportunities within the county and concentrate future growth in compact, walkable development, located in municipalities as well as existing and planned growth areas”. The objective for Rezoning would allow us to use the property to grow our business and create more jobs. Thus in turn, generating more revenue for the county.

I do hope you will consider and approve my Application for Rezoning from Residential to Light Industrial. Thank you so much for your time and consideration. I look forward to hearing from you.

**Jack Sanderford**