
Jackie E. Sanderford & Tina L. Sanderford

538 Pea Ridge Rd Lot 1 & 2
New Hill, NC 27562
(919)842-0249
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January 14, 2019

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.

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.

1. 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. The property is located near one

designated area, and beside one designated area as Employment Centers, which are, the US 1/ Pea Ridge Rd Intersection and the Moncure Megasites.

2. 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.
3. According to the Comprehensive Land Use Plan, it states, on pg 55 RECOMMENDATIONS AND STRATEGIES, ED Policy 3, “Continue to develop and promote the Chatham- Siler City Advanced Manufacturing(CAM) Site and the Moncure Megasites to ensure future job creation in the county.” The definition of “Economic Directory”, according to the Business 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.
4. 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.
5. Our property is adjacent to the Moncure Holdings West LLC Property (which is already zoned Heavy Industrial) and less than ¼ mile from the US 1/ Pea Ridge Rd Intersection and miles within the Moncure Megasite properties. These are both listed as Employment Centers by the Comprehensive Land Use Plan.
6. 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. They are less than a half a 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.

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.

A handwritten signature in black ink, appearing to be 'J. Sanderford', with a long horizontal flourish extending to the right.

Jack Sanderford

Jackie E. Sanderford & Tina L. Sanderford

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January 14, 2019

Chatham County Planning Department

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P.O. Box 54
Pittsboro, NC 27312

#1 : Either N/A, N/A &
explain why there is no error,
or explain why there is an
error.

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.

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. ~~The property is located near one~~

#2

designated area, and beside one designated area as Employment Centers, which are, the US 1/ Pea Ridge Rd Intersection and the Moncure Megasites.

4/2

2. 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.

3/3

3. According to the Comprehensive Land Use Plan, it states, on pg 55 RECOMMENDATIONS AND STRATEGIES, ED Policy 3, "Continue to develop and promote the Chatham- Siler City Advanced Manufacturing(CAM) Site and the Moncure Megasites to ensure future job creation in the county." The definition of "Economic Directory", according to the Business 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.

5/4

4. 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.

3/5

5. 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 miles within the Moncure Megasite properties. These are both listed as Employment Centers by the Comprehensive Land Use Plan.

4/6

6. 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. They are less than a half a 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.

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.

A handwritten signature in black ink, appearing to be 'Jack Sanderford', written in a cursive style with a long horizontal stroke extending to the right.

Jack Sanderford

Jackie E. Sanderford, Jr & Tina L Sanderford

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

December 26, 2018

Chatham County Planning Department

Planning Department
P.O. Box 54
Pittsboro, N.C. 27312

Dear Planning Department,

I am writing this letter in reference of my, Application for Rezoning, and as to my objectives to why rezoning my property will work for my business. I have personally, been storing, my equipment on this property since 1993, along with my dads 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 a into logging /sawmill, when my father took over the business. Years later, it would become multiple businesses which consists of firewood, logging and grading, where equipment and materials have been stored on and kept on the property for years. The use of this property for business has sustained our family for over three quarters of a century.

This property has since been rezoned for Residential Agricultural. This action will not allow me to store any of my equipment, materials or commercial vehicles on the property. By Rezoning the property from Residential to Light Industrial, it will allow me to be able to continue to store my equipment and materials, and also keep a commercial tax revenue generated by my business for Chatham County.

Here are a few Rezonings that were done this year. They are near my property. Courtesy Towing was rezoned from Residential to Light Industrial in June, 2018, on Pea Ridge Rd., 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Sanderford', with a stylized, cursive script.

Jack Sanderford