



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.



Chatham County Planning Department
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 Pittsboro, NC 27312
 Ph: (919) 542-8204
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CHATHAM COUNTY APPLICATION FOR
 CHANGE IN GENERAL USE ZONING
DISTRICTS

Applicant Information:

NAME: Paul Brewer
 ADDRESS: 9524 Penny Rd
Raleigh, NC 27606
 CONTACT PH: 919 924-1951
 EMAIL: wpaulbrewer@gmail.com

Landowner Information:

NAME: Mike + Brian Foley
 ADDRESS: Po Box 717
Kure Beach, NC 28449
 CONTACT PH: 919 617-2649
 EMAIL: m.s.foley@ec.rr.com

PROPERTY IDENTIFICATION

Physical (911) Address: JORDAN DAM RD PARCEL (AKPAR) No.: 0060167
 Township: 8 HAW RIVER Total Acreage: 48.8 Acreage to be Rezoned: 48.8
 (Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: R-1

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. : 3710967800L Map Date: 11/17/2017 Flood Zone: No

WATERSHED Information:

Current Watershed Classification: WS-IV PA 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 N9-301
- Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment - None
- 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 _____ Date 9/23/19
Mike Foley Brian Foley
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) Paul Brewer is an authorized agent for said property and is permitted by me to file this application.

DocuSigned by: Michael S Foley DocuSigned by: Brian S Foley Date 9/23/19
Signature _____
Mike Foley Brian Foley
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 _____

No error in the ordinance

The following changed or changing conditions make the proposed zoning reasonably necessary.

The traffic count per NCDOT on the adjacent Highway 1 is 30,000+ cars per day and on the adjacent Moncure Pittsboro Rd. is 2,700+ cars per day and growing. This much traffic does not promote a quiet neighborhood atmosphere for R-1 residential development. But the traffic will be good for our storage business. And the storage business is a low traffic business, not many customers are at the facility at the same time.

The Influx of people moving to Chatham County that need storage for household and commercial belongings such as boats, RVs, campers, trailers, and vehicles.

The manner in which the proposed use rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof is as follows:

The property is located within in a Village Center determined by the latest comprehensive future land use plan and map and is adjacent to properties already zoned NB and B1.

Strategy 2.3 on page 63 of The Land Use Plan states "Allow areas designated as Village Centers and Crossroad Communities, as shown on the Future Land Use Map, to be developed for residential, **commercial, and some light industrial purposes** if appropriately designed to be in keeping with historic development patterns."

There is a need for boat storage in close proximity to the Jordan Lake Poe Ridge boat ramp due to the high traffic volume of boats pulled long distances to the ramp.

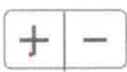
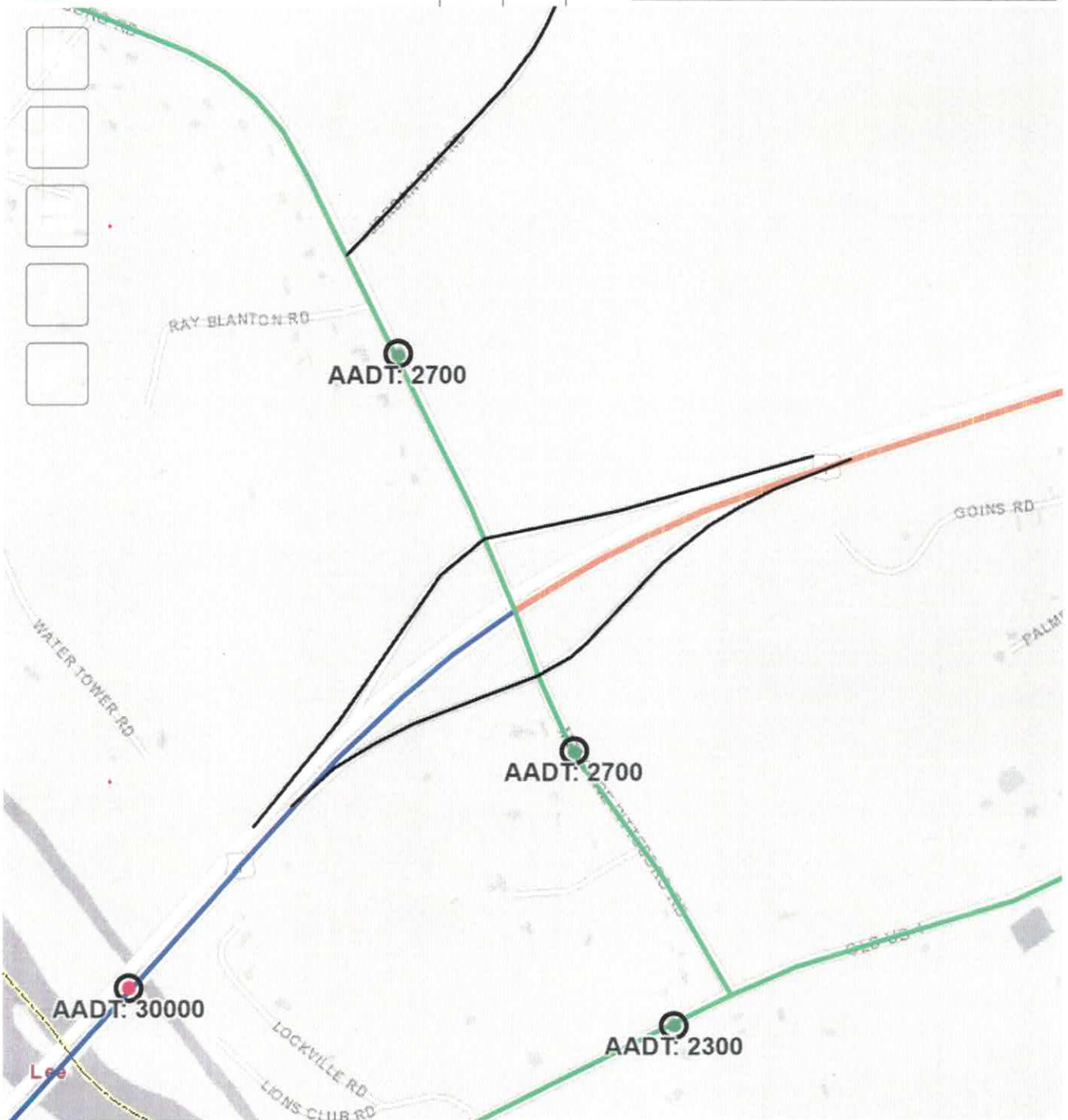
All other circumstances, factors, and reasons which we feel support the proposed amendment follow:

The property is very close and on a direct route to Jordan Lake's Poe Ridge Boat Ramp.

There is a need for large indoor and outdoor storage for boats and RVS. We have a facility at www.harrislakeboatstorage.com which is full and on a waiting list.

A boat storage facility will allow boaters to park/store their boats near the boat ramp, which will in turn keep boaters from having to pull their boat trailers across town.

We will build a nice, clean, secure, storage facility which will offer residents a convenient place to store boats. It will be a facility that Chatham County can be proud of.



App State

Click to restore the map extent and layers visibility where you left off.

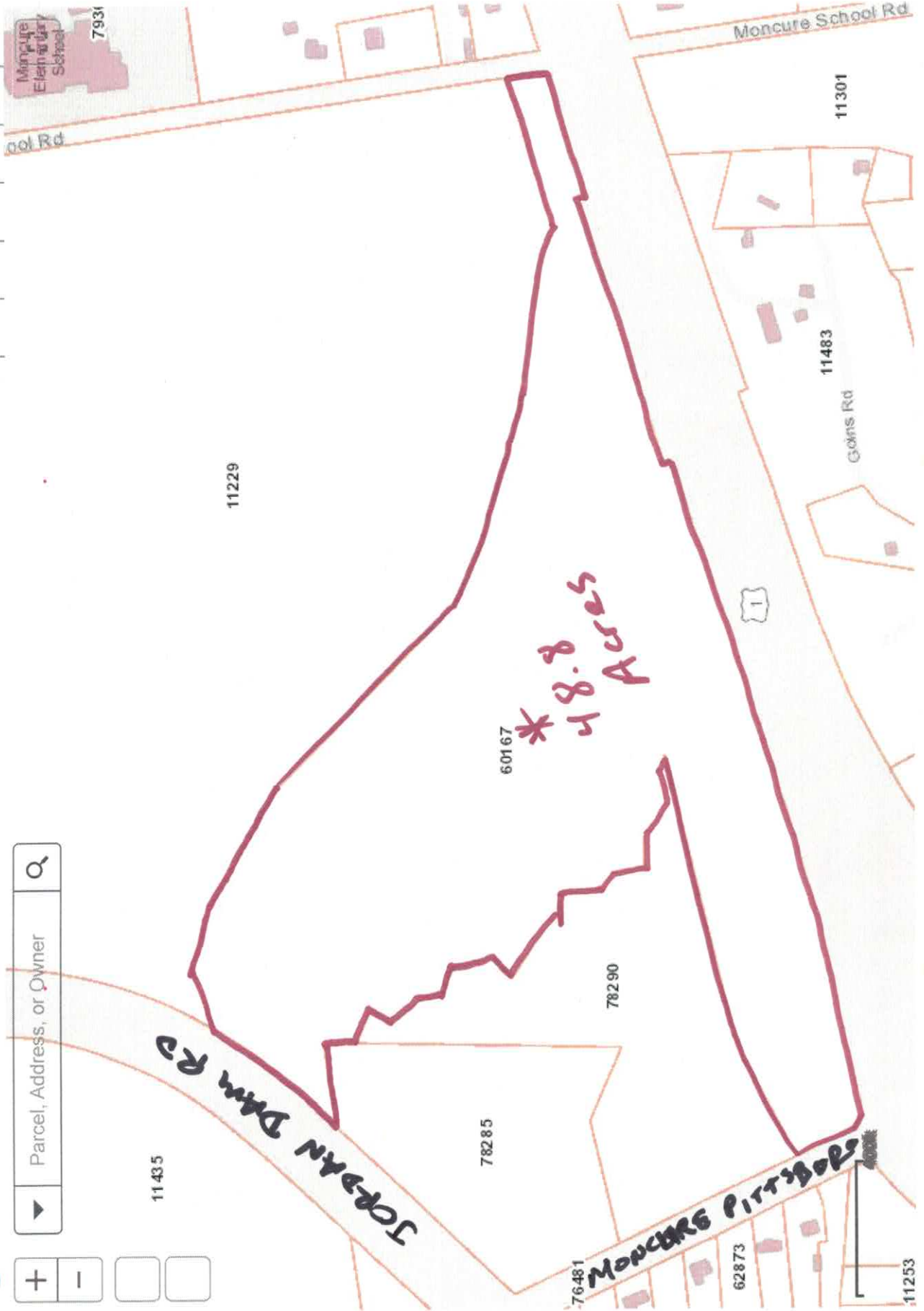
-79.084 35.624 Degrees



Land Use & Planning Viewer

+ -

Tax & Land Records Viewer Flood Hi:



LAND USE MAP

Land Use & Planning Viewer | Tax & Land Records Viewer | Flood Hi:

Parcel, Address, or Owner

The map displays several land use zones: a large pink area labeled 'R-1' (Residential Single-Family), a green area labeled '7NB0' (Neighborhood Business), and a teal area labeled '7B-15' (Neighborhood Business). A black outline highlights a specific parcel area. Handwritten text in black ink reads '* 44.4 Acres' with an arrow pointing to the highlighted area. Other labels on the map include 'MHENC' (Medium Density Residential), 'CU-IND-1' (Community Industrial), and '99th Rd'. Parcel numbers 11435, 11229, 60167, 76481, 62873, and 11253 are visible. A scale bar at the bottom right indicates 1000 feet.