



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: Wilson Brothers Milling Co., Inc. - Jeff Wilson
 ADDRESS: 20412 NC HWY 902
Bear Creek, NC 27207
 CONTACT PH: (919) 837-2131 Office or (919) 648-2131 Mobile
 EMAIL: jeffwilson@wilsonbrotherstrucking.com

Landowner Information:

NAME: Jeffrey D. Wilson
 ADDRESS: 20412 NC HWY 902
Bear Creek, NC 27207
 CONTACT PH: (919) 837-2131 Office or (919) 548-2131 Mobile
 EMAIL: jeffwilson@wilsonbrotherstrucking.com

PROPERTY IDENTIFICATION

Physical (911) Address: 20412 NC HWY 902 - Bear Creek, NC 27207 PARCEL (AKPAR) No.: 63839
 Township: Bear Creek, NC Total Acreage: 7.56 Acres Acreage to be Rezoned: 7.56 Acres
 (Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: R-1 Residential

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. : #: 3710866600J Map Date: 02/02/2007 Flood Zone: X

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
- 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.

Jeffrey D. Wilson

09/27/2019

Signature

Date

Jeffrey D. Wilson

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) _____ is an authorized agent for said property and is permitted by me to file this application.

Signature

Date

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: October 11 20 19

Payment Received: \$ 689.00

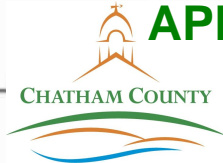
Check No. _____

Cash

Credit Card

Money Order

Planning Department



APPROVED
Janie Phelps
Zoning Official
10/23/2019 2:34:23 PM

Revised March 2017 apb

Chatham County Property Record Card

DATE 8/15/19
 TIME 10:36:27
 USER CHJSJ
 WILSON JEFFREY D

CHATHAM CO TAX DEPARTMENT
 PROPERTY CARD
 FOR YEAR 2020

PAGE 1
 PIN... 8666 00 01 4316 PROG# AS2006

21180 NC 902 HWY

PARCEL ID... 0963839
 LOCATION... NC HWY 902
 DEED YEAR/BOOK/PAGE.. 2019 2056 0138
 PLAT BOOK/PAGE...
 LEGAL DESC:C10-53-54B
 000007560
 TOWNSHIP... 3 BEAR CREEK

ASSESSMENT NONE
 OWNER ID.. 1005318
 DISTRICT.. 113 BENNETT FIRE DISTRICT

BEAR CREEK
 DESCRIPTION

NC 27207-

NBRHOOD... 0375 SOUTH EAST BEAR CREEK
 RESIDENTIAL

MAINTAINED.. 8/07/2019 BY CHAMYS VALUED.. 5/19/2017 BY KAREN
 VISITED..... 12/31/2016 BY PAS
 PARCEL STATUS... ACTIVE

ROUTING#...
 CATEGORY.. REAL PROPERTY

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
2056 0138	7/23/2019	WARRANTY DEED	QUALIFIED	45,500	51.00	WILSON JEFFREY D
507 0376	10/27/2017	NAME CHANGE	RELATED PARTIES			WOODY HELEN
DEATH STATE: NC COUNTY: CHAT DATE OF DEATH: 9/30/2017 DEATH CERTIFICATE#:						
507 0376	12/31/1996	*INVALID	REVENUE STAMPS			WOODY HELEN E & BILLY R

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SBP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		100	AC R	7.160	4,037.01	.00	.00	100.00	.00	90.00	90.00	81.00	23,412
TOTAL PARCELS				7.160	4,037.01	.00	.00	100.00	.00	90.00	90.00		23,412
TOTAL PARCELS IMPROVED				7.160	4,037.01	.00	.00	100.00	.00	90.00	90.00		23,412
TOTAL PARCELS IMPROVED				7.160	4,037.01	.00	.00	100.00	.00	90.00	90.00		23,412
TOTAL PARCELS IMPROVED				7.160	4,037.01	.00	.00	100.00	.00	90.00	90.00		23,412

COMMENTS

12/15/08; 7.56A, 7.16A NET; MP

Application for Change in General Use Zoning Districts

Property Description for Parcel No. - 63839

BEGINNING at a point in the centerline of NC #902, said point being located South 54° 58' 04" West 477.82 feet; South 56° 11' 17" West 373.33 feet; South 57° 06' 47" West 100.07 feet; South 57° 06' 47" West 100.07 feet; South 58° 20' 48" West 100.05 feet; South 59° 14' 19" West 200.03 feet; South 59° 17' 30" West 200.08 feet; South 59° 32' 21" West 100.07 feet from a p.k. nail set at the centerline intersection of NC #902 with NCSR #1006; and running thence from said point and place of BEGINNING with the centerline of NC #902 the following courses and distances: South 60° 12' 27" West 300.02 feet; South 60° 30' 21" West 50.43 feet to a point in the line of Coley; thence with the line of Coley North 29° 08' 09" West 1270.62 feet to an iron set in the line of Jimmy R. Wilson and wife, Helen E. Wilson; thence with the line of Wilson South 85° 42' 22" East 246.80 feet to an iron corner with R. M. Hancock; thence with the line of Hancock South 36° 23' 42" East 1140.04 feet to the point and place of BEGINNING, containing 7.56 acres, more or less.

Application for Change in General Use Zoning Districts

Application Submittal Requirements

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment –

a. N/A (Not Applicable)

Application for Change in General Use Zoning Districts

Application Submittal Requirements

2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary –
 - a. Within a three-mile radius of the property, there are a minimum of twelve small businesses that are operating. While the character of the area is rural community, it is an important Economic Center that is providing employment for ~ 200 people in total for these businesses. We have seen moderate and steady growth for several of these small businesses.

Wilson Brothers has expanded and increased its capacity by 45% in the past 12 months. This increase has come as a result of serving a large client located in Chatham County. As a result, 30 new class 8 road tractors were added to the existing rolling stock inventory. A total of 85 trucks are now parked onsite at Wilson Brothers. Additionally, an increase in employees has occurred with this growth. A need for added employee parking has occurred. Our future growth needs necessitate a requirement for added space to stage and park equipment.

Application for Change in General Use Zoning Districts

Application Submittal Requirements

3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof
 - a. Rezoning Parcel No. 63839 will allow use of the property as an industrial site. The adopted Chatham County Land Conservation and Development Plan calls for the designation of Economic Development Centers where a broad range of economic activities should be permitted. The subject property, located near the intersection of Siler City Glendon Road and NC HWY 902 (Harper's Crossroads Community), has excellent access to existing transportation infrastructure and county water. High speed data service is provided by fiber via Randolph Communications. Use of the property for neighborhood-scale business would be compatible with the area's environment, because there are several other properties zoned for business use in close proximity. Proximity to appropriate existing infrastructure, including major highways, compatibility with the area's environment and consistency with water supply watershed regulations are all positive criteria for designation of Economic Development Centers under the Land Use Plan. Rezoning the subject property to Light Industrial will carry out the intent and purpose of the Land Use Plan by promoting the development of an Economic Development Center in the Southwest Chatham area, while also protecting environmental and water resources.
 - b. The rezoning request serves and meets multiple Strategies of the Chatham County Land Use Plan:
 - i. Page 55 - Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties, traffic, and rural character. Strategy 1.2
 1. Wilson Brothers works to maintain a rural character while operating as a commercial business.
 - ii. Page 55 - Encourage small-scale retail development, service, office, "flex" space, and other small business development by designating Village Centers and Crossroads Communities at appropriate locations across the County. Strategy 2.1
 1. Wilson Brothers is operating in the Crossroads Community - Harper's Crossroads that has over twelve small businesses in a three-mile radius.
 - iii. Page 55 - As demand warrants, consider zoning to allow distribution and warehouse uses along major transportation corridors, particularly US 421. Strategy 2.3
 1. Wilson Brothers operates just seven miles off US 421 on HWY 902 that intersects with US 421.
 - iv. Page 55 - Target recruitment efforts for larger industrial projects towards sustainable, clean industries, paying above average wages. Strategy 3.1
 - v. Page 55 - Most recent average weekly wage is \$685/week for all private sector industries in Chatham County and \$864/week in the manufacturing sector.
 1. Wilson Brothers' average driver salary is \$975.00 - \$1000.00/week. We currently employ 78 full-time commercial truck drivers. Growth for our company is adding jobs well ahead of the average weekly pay in the private and manufacturing sectors.
 - vi. Page 56 - ED Policy 4 Support existing businesses, including small and medium sized firms.
 1. Strategy 4.4 Permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements.
 - vii. Page 68 - Land Use Policy 8 Support the viability of agricultural operations through land use policies and regulations.
 1. Wilson Brothers is a Commercial Trucking Company for hire. 90% + of the business that it serves is supporting Agriculture Industry. Primary hauling is Animal Agriculture Feed Ingredients, Finished Poultry Feed, and Live Poultry Transport.
 2. Wilson Poultry, LLC is a business that operates adjacent to Wilson Brothers producing 550,000 Organic Broiler Chickens per year. It is run in conjunction with Wilson Brothers.
 - viii. Page 68 - Strategy 7.4 Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties and rural character. Page 146 - Action Item 02 Develop a mechanism for facilitating home-based and rural business activity in areas designated for Agriculture and Rural.
 1. Wilson Brothers is located in the center of animal agriculture operations (cattle and poultry). The rural character and presence is an important factor and is preserved in the manner in which the business maintains and operates its facility.

Application for Change in General Use Zoning Districts

Application Submittal Requirements

4. List all other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.

- a. We are requesting that Tract No. 63839 be rezoned from R1 – Residential to IL – Light Industrial. Wilson Brothers is a small, privately held trucking company serving local/regional freight lanes in the 100-mile radius of this location. Wilson Brothers has been in business for 80 years; four generations have worked at our company. Wilson Brothers employs 100 people comprised of Commercial CDL Drivers, Maintenance Technicians, and Administrative Staff.

We also own and operate Wilson Poultry, LLC, with a fourth generation now working on the farm. We are a certified organic poultry farm producing 550,000 organic broilers annually. We also have a cow/calf operation on our farm with ~ 100 head of cattle.

The proper utilization for zoned property is important to our operations. We utilize both Residential/Agriculture and Light Industrial Zoning in our business. Both operations are tied to agriculture.

At Wilson Brothers, our primary operation operates on the adjacent Parcels 4056 and 93081. These parcels were reclassified from R1 to IL in early 2019. This request was made to satisfy the Chatham County Zoning Ordinance after this section of the county was zoned with county-wide zoning.

We find we need to reclassify this property in order to serve the needs of our light industrial operation. With the operation of Class 8 trucks and trailers, we are meeting the criteria of a commercial trucking operation for hire. This operation needs to operate under IL – Light Industrial. We desire to utilize this property for future growth of our trucking company.

Tract No. 63839 has been partially wooded and partially cleared open land for several years. The open land has been used for agriculture production of fescue hay. In the future, we will potentially develop a portion of this tract for truck parking. In order to accommodate this use, we want to be in a conforming use versus a non-conforming use classification. With our existing operation already being IL, we ask that our request be granted to generate consistency with the adjacent tracts.

Wilson Brothers has and will continue to operate as a good corporate citizen of Chatham County. We desire to continue meeting our strategic long-term plan that includes consistent moderate growth. This request will allow us to meet our business growth needs.

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

Legal notices are mailed to these owners so please type or write neatly.

Parcel No. – 4056

Current Owners JEFFREY D WILSON TRUSTEE & JERRY & ANN WILSON IRREVOCABLE & TRUST

Billing Address: 21180 NC 902 HWY

Billing City: BEAR CREEK

Billing State: NC

Billing Zip: 27207

Parcel No. - 80098

Current Owners: ALEX JOSEPH WILSON

Billing Address: 328 WILSON FARMS RD

Billing City: BEAR CREEK

Billing State: NC

Billing Zip: 27207

Parcel NO. - 4043

Current Owners: HANCOCK R M & HANCOCK CINDY B

Billing Address: 20224 NC 902 HWY

Billing City: BEAR CREEK

Billing State: NC

Billing Zip: 27207

Parcel No. - 5125

Current Owners: IRENE BEAL DARK & WILLIAM SAMUAL DARK & SCARLET D WILLIAMSON

Billing Address: 100 GRACE COURT

Billing City: EMERALD ISLE

Billing State: NC

Billing Zip: 28594

Parcel No. - 72583

Current Owners: BENNETT FIRE DEPT

Billing Address: 55 RALEIGH ST

Billing City: BENNETT

Billing State: NC

Billing Zip: 27208