



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: Campbell Towing & Recovery, Inc.

ADDRESS: PO Box 237  
Goldston, NC 27252

CONTACT PH: (919)545-6566 or (919) 545-6202

EMAIL: angelac6202@gmail.com

Landowner Information:

NAME: Camco Consolidated Holdings, LLC

ADDRESS: PO Box 237  
Goldston, NC 27252

CONTACT PH: ( )same

EMAIL: same

PROPERTY IDENTIFICATION

Physical (911) Address: 128 Vernie Phillips Rd, Bear Creek NC

PARCEL (AKPAR) No.: 9599 & 61012

Township: Gulf

Total Acreage: 2.47

Acreage to be Rezoned: 2.47

(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   
 Mixed Use

**FEMA Flood Map Information:**

Flood Map No. : 3710960600J

Map Date: 02/02/2007

Flood Zone: X

**WATERSHED Information:**

Current Watershed Classification: Local Watershed

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:*

1. Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
2. Written legal description of such land

*Please address the following on a separate summary attachment:*

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary
  - a) Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?
  - b) Survey of Similar Uses <Required> How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent

- properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?
- c) Public Provided Improvements <Required> Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.
  - d) Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required vs. the tax revenue generated?
  - e) Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.
3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof. **You must note specifics from the plan/s giving reference to page number and section.** In support of the Comp Plan, include the following references at a minimum:
- a) CHAPTER TWO: (begins on page 13)
    - a. Issues and Opportunities
  - b) CHAPTER THREE: (begins on page 39)
    - a. Goals and Objectives
    - b. Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined.
  - c) CHAPTER FOUR: (begins on page 51)
  - d) The minimum strategies to address are the following. You may include others as you deem supportive of your application.
    - a. Economic Development (page 53)
    - b. Land Use (page 61)
    - c. Natural Resources (page 103)
    - d. Parks and Recreation (page 117)
4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment
- a. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?
  - b. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?
  - c. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?
  - d. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.
  - e. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

- f. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.
  - g. Emergency Services <Optional>
    - 1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.
    - 2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.
    - 3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.
  - h. Impact to surrounding Land Values <Optional> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.
5. All other information required on this application or as offered by the applicant in support of the request.
- a) Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (county water or private well)? If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.
  - b) Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), or private septic. If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.
  - c) Water/Sewer Impact Statement <Required>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.
  - d) Access Roads <Required>. Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? If the site is located on a road designated as a "major collector", is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property.
  - e) Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

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: DO NOT ROUND ACREAGE

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)

**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.

Kenneth Dwayne Campbell 07/06/2020  
Signature Date  
Kenneth Dwayne Campbell  
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 201191 Date Received: 9 July 20 20

Payment Received: \$ 561.75

Check No. 5162  Cash  Credit Card  Money Order

Janie Phelps, Zoning Official  
Planning Department

Revised June 2020 adp

## 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)
  2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary-
    - a. Goldston municipality is within a two- mile radius of the property which has over ten small businesses, and there are over five properties within a three-mile radius that are business zoned under the county. While the character of our area is rural, it is in close proximity to other small businesses and the Goldston municipality. All of these provide employment & economic benefits to the county. We already have relationships established with many of these businesses and we work together to support one another. With the availability of water and sewer from the Town of Goldston, there is future growth potential for our business being near the Highway 421 corridor.
  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 parcels No. 61012 & 9599 will allow use of the property as a light industrial site. The Land Use Plan calls for the designation of Economic Development Centers where a broad range of economic activities should be allowed. This property, located near US Highway 421 has excellent access to existing transportation infrastructure as well as sewer and water from the town of Goldston. Use of the property for a light industrial site would be compatible with the surrounding area, because there are several other properties zoned for business use nearby. Close proximity to existing infrastructure, including major highways and compatibility with the surrounding environment are positive factors for designation of Economic Development Centers under the Land Use Plan. Rezoning the 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 Southeast Chatham (Goldston) area.
    - b. The rezoning request meets multiple strategies of the Chatham County Land Use Plan:
      - **Page 55, “Strategy 1.2: Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties, traffic, and rural character.”**
        1. Separating our two businesses (body shop & towing) will allow more flexibility for future business plans and also allow for designated office space as required by State Highway Patrol to support our towing business. Being in a Town Center, this project has minimal impact on the rural character of the county.
- “ED Recommendation 02: Increase employment opportunities across the County.”**
1. Operating as two separate businesses would provide opportunities for increased employment in the future.

**“ED Policy 2: Encourage growth in designated Employment Centers, towns and other appropriate locations.”**

1. Parcels 61012 & 9599 are located in a designated Town Center which supports this policy.

- **Page 55, “Strategy 2.1: Encourage small scale retail development, service, “flex” space, and other small business development by designating Village Centers and Crossroads Communities at appropriate locations across the County. “**

1. Campbell Towing is operating in a designated Town Center. This area (Goldston Municipality) has over ten small businesses within a two- mile radius. In addition, there are over five properties that are under county zoning for business use within a three-mile radius.
2. Our towing service is a part of our primary operation within Campbell Paint & Body, Inc. which is zoned as B-1 on parcel 9503. We have the need to expand and move the towing operations across the road on parcels 61012 & 9599.

**“ED Recommendation 05 (page 59): Reinforce towns as residential and commercial centers of the county.”**

1. With our business being in Goldston, we meet this recommendation.

**“Land Use Policy 7 (page 68): Provide flexibility for rural businesses.”**

1. Rezoning of parcels 61012 & 9599 would provide our rural business the flexibility needed for future planning and business needs.

- **Page 68, Strategy 7.4: Land Use Policy 7 Provide flexibility for rural businesses. Modify zoning regulations to allow for more flexibility for rural businesses that have minimal impact on adjacent properties and rural character.”**

1. The proposed rezoning of these parcels will have very minimal impact, if any, to adjacent properties. These parcels have been cleared open land for several years with fencing, landscaping, and rock borders added to preserve the surrounding rural character and do our part in keeping our property aesthetically pleasing to our community and neighbors.

4. List all other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.
  - a. We are requesting that parcels 61012 & 9599 be rezoned from R1 (Residential) to IL (Light Industrial). We have been in business for 29 years (14 years at present location), and serve many other small businesses in the southeast portion of Chatham County. We are on rotation with the NC Highway Patrol and also provide large truck and road tractor towing and recovery. Our desire is to be in a conforming use classification and expand our towing service across the road on parcels 61012 & 9599. It is our desire to meet our business growth needs while being good neighbors and corporate citizens of Chatham County.

**Adjacent/Adjoining Landowners**

Gwendolyn Cotton Thompson  
PO Box 631  
Sanford, NC 27331

Earl Wayne Bynum Life Estate  
PO Box 382  
Goldston, NC 27252

Charles D. Currie  
PO Box 36  
Goldston, NC 27252

LaKimbrelle Headen Street &  
James Lee Street, Jr.  
12 Sycamore Trail  
Sanford, NC 27330

Lula Palmer Wicker, ETAL  
1929B Quail Ridge Rd.  
Greenville, NC 27858

Gethsemane Mt. Sinai Church  
PO Box 7  
Goldston, NC 2722

Drusilla Coggins  
PO Box 412  
Goldston, NC 27252