



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 A PLAN AMENDMENT

Applicant Information:

NAME: Scott Pearce (For Gordon's Sale)
ADDRESS: 9197 NC Hwy 751
Durham, NC 27713
CONTACT PH: 919-883-6055
EMAIL: scott@fgsdurham.com

Landowner Information:

NAME: Premier Lawn & Pest Mgmt Inc (Scott Pearce)
ADDRESS: 9197 NC Hwy 751
Durham, NC 27713
CONTACT PH: () 919-883-6055
EMAIL: scott@fgsdurham.com

PROPERTY IDENTIFICATION

Applicable Plan: Chatham-Cary Joint Land Use Plan
Physical (911) Address: 9245 NC Hwy 751 PARCEL (AKPAR) No.: 0062824
Township: Williams Total Acreage (if applicable): 2.0 acres
CURRENT APPLICABLE PLAN CLASSIFICATION: VLDR
PROPOSED PLAN CLASSIFICATION: Commercial / Retail

APPLICANT'S JUSTIFICATION STATEMENT FOR THE PLAN AMENDMENT

Explain in detail why you think conditions warrant a Plan Amendment (attach more pages, as needed):

Please See attached



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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: \$250

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.

Scott S. Pearce
Signature
Scott S. Pearce
Print Name

8-13-20
Date

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

Print Name

Date

(3) I acknowledge that **I am not the landowner OR authorized agent** of the property for which this application is being made.

Signature

Print Name

Date

FOR OFFICE USE ONLY

Application No.: PL20

Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____ Cash Credit Card Money Order

Planning Department
Revised Jan. 21, 2016 apb

September 27, 2020

Re: Chatham County application for a plan amendment. 2 acres located at 9245 NC Hwy 751

This application is to request an amendment to the Chatham-Cary joint use plan. We own the 19.2 acres located next to this O'Kelly church property and operate For Garden's Sake as a garden center, landscape company and also have a CUP to allow small events on the property. The property in question includes 2 acres with the historic O'Kelly Chapel located on it. In the past, the church was allowed to operate there even though the zoning was Residential.

The O'Kelly Chapel is listed on the National Register of Historic Places and the current building was built on the site around 1900. James O'Kelly was the leader of the movement and moved to Chatham in 1794. He also started other churches in the area, including Martha's Chapel down the road. This two acres of land was given to the Christian church in 1803 and the current chapel is the fourth building on the site.

We were approached by some leaders in the denomination several years ago indicating they would like to sell the property and the building. Instead of listing it for sale, they came directly to us with the thought that maybe we could find a way to use the building in some capacity again along with our business, as opposed to it sitting empty or being demolished.

We are grateful for that and are seeking to use the property and the building in a way that would make them proud and allow it to be enjoyed by the community for many more years. We envision small weddings and receptions being held there. In addition to that, we would possibly hold some classes related to the garden center or allow businesses to put it to use for an off site meeting. There are so many ways it could become a usable space again and we can always tell the story of its original purposes.

On June 29, 2018, the Christian Church held a de-commissioning service with about a dozen members attending. The purpose of this was to return the land and chapel to secular use. They sang a hymn composed by James O'Kelly at the end of the service marking the end of 224 years of spiritual life in that place. We believe there is still much more life for this building to give to its community.

We want very much to see the church revitalized and used in the community. We believe the best way to do that is to combine the 2 acres with the 19.2 acres next door, making one parcel with the same zoning. This will allow us to integrate the church property into what we are doing at the garden center and provide it as a rental opportunity for the community for meetings, small weddings, etc.

This is why we are first asking for this amendment to the Joint Use plan to change the use from VLDR to Commercial. I realize the plan is in place for a reason and have great respect for that. However, we feel this is a unique instance to make this exception while keeping with spirit,

purpose, and intent of the overall plan. In addition, the property is not favorable for residential development due to its location directly at a very busy 3-way intersection. IN addition, soil tests do not make it favorable for any type of residential septic since the property is not large enough to meet setback issues even for an alternative system. This further supports the desire to combine it with the larger tract next door. We have been working with an architect to come up with a conceptual plan to visualize what could be the best use of the property and its layout in the coming years. We have attached it and you can get a sense of how incorporating the church property next door allows it to become a part of what is already going on here returning it to routine use.

We believe this unique situation and the property fits well with what we are already doing next door and is the best possible use for it long term. There is just one neighbor whose property adjoins one side of this property. I have spoken to them and they indicate no opposition at all. The remainder of the property adjoins our Garden center property next door.

Thank you for your consideration on this matter and please let me know if there are any questions at all.

Scott and Marsha Pearce
Premier Lawn & Pest Management Inc DBA For Garden's Sake
scott@fgsdurham.com
919-883-6055