



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: Jody Leidolf  
 ADDRESS: 100 Europa Way, Suite 550  
Chapel Hill, NC  
 CONTACT PH: ( ) 919.937.0702  
 EMAIL: Jody@thelegioncompany.com

Landowner Information:

NAME: Edward Holmes Jr.  
 ADDRESS: 100 Europa Way, Suite 550  
Chapel Hill, NC  
 CONTACT PH: ( ) 919.904.7943  
 EMAIL: EHolmes@holmesoil.com

PROPERTY IDENTIFICATION

Physical (911) Address: 276 Top Chord Way PARCEL (AKPAR) No.: 5837, 79837 - Portions of 5276, 5806  
 Township: Cape Fear Total Acreage: 84.842 Acreage to be Rezoned: 84.842  
 (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     Mixed Use

FEMA Flood Map Information:

Flood Map No. : FEMA Map #3710968800K Map Date: 11/17/2017 Flood Zone: Zone AE

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:

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

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.

Jody Leibold  
Signature  
JODY LEIBOLF  
Print Name

9.2.2022  
Date

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

Edward Holmes Jr  
Signature  
EDWARD HOLMES JR.  
Print Name

9.2.2022  
Date

(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