

Derrick Lamonte Smith
Latanya Blue Smith
Parcel: 85396
Legal Description of Land: Lot 2

Parcel 85396 (otherwise known as Lot 2 of Township 8 Haw River) is a 2.003 vacant lot located off Moncure Pittsboro Road. We plan to construct a 3,200(+/-) square foot single-family home with a three-car garage. The building will include 4-5 bedrooms, 3.5 bathrooms, and a back patio. Travers Built Homes of Chatham County has been chosen as our builder, and we hope to begin construction this summer. The property is currently zoned for commercial use, but the adjacent properties are all residential and owned by family members from the Taylor lineage. Some benefits to Chatham County will be the tax collected from the approved property, an increase in the local population, and an energy star-rated build. No public-provided improvements are required.

1. No alleged error in the Ordinance.
2. Decided not to build a business on the property and would like to use it as residential to build a house
 - a. Desired to build a single-family home; 4 bedrooms & 2.5 bathrooms
2-story modern farmhouse style, 3 car garage, & 3,200(+/-) sq ft
 - b. Survey of Similar Uses – All adjacent properties are zoned as residential properties
 - c. Public Provided Improvements – N/A
 - d. Tax considerations – N/A
 - e. Employment – N/A
3. Intent & Purpose
 - a. Chapter 2
 - i. Issues & Opportunities - Increase in property tax revenue, additional citizens, & volunteerism
 - b. Chapter 3
 - i. Goals & Objectives: To preserve rural character and natural resources.
 - ii. Land use Descriptions: Although partially located in a village center node, residential is still encouraged
 - c. Chapter 4
 - d. Minimum Strategies
 - i. Economic Development – N/A
 - ii. Land Use – Strategy 2.3 Residential allowed
 - iii. Natural Resources – N/A
 - iv. Parks and Recreation – N/A
4. Circumstances, factors, & reason offers in support of the proposed amendments
 - a. Traffic – Less traffic
 - b. Visual Impact – Will be residential and rural appearance
 - c. Lighting – Residential lighting only
 - d. Noise – N/A
 - e. Chemicals, biological, & radioactive agents – N/A
 - f. Signs – N/A
 - g. Emergency Services – N/A
 - h. Impact on surrounding Land Values – N/A
5. Other Information
 - a. Water source & Requirements – Will be county water
 - b. Wastewater Management – N/A
 - c. Water/Sewer Impact Statement – Septic system
 - d. Access Roads – Existing driveway
 - e. Stormwater Runoff – N/A

Latanya B. Smith 1/22/2023
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