

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: 09-30-2024

Proposed Zoning: CD-NB

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) 09-10-2024. A copy of the written notice is also attached.

The meeting was held at the following time and place: Saturday 09-28-2024 at 10:01 - 10:58 AM
Location : 7070 NC Hwy 87, Pittsboro, NC 27312

The persons in attendance at the meeting were: Tiffani Bylow(Developer) Ronnie Vaughn(Landowner)
William Cummings, Sandy Savage, Tina Infanti, Melissa Frey, Whitney Schmidt, Michael Akridge, Mewle Mcpherson
Georgia Schmidt, Lyle Wesner, Cee Koehler, Jean Stubbs, Nathan McLoud, Petty Josephine Cuevas, Rich Cook
Gina Cook, Melissa Mann, Don Woller, Lenore Braford, Paul Drake, Paula Turner

The following issues were discussed at the meeting: _____

- Appearance of building
- Asked about the Fish & Wildlife red wolf habitat nearby
- Have we been made aware of the economic impact studies of these stores
- How far will left turn lane affect NC 87

As a result of the meeting, the following changes were made to the rezoning petition: _____

Appearance of the buiding will incorporate more or a country store architectural design.
No changes have been made to the rezoning petition.Wild red wolf populations are located only in 5 coastal counties
(Beaufort, Dare, Hyde, Tyrell, and Washington) more than 150 miles from this project location.

Date: 09-30-2024

Applicant: Glandon Forest Equity, LLC

By:  George T. Barnes - Manager

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Plummer, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.



ASHEBORO
1030 S CHURCH ST
ASHEBORO, NC 27203-6499
(800)275-8777

09/10/2024 02:18 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

CTOM - Individual Domestic	2		\$4.40
----------------------------	---	--	--------

CTOM - Individual Domestic	1		\$2.20
----------------------------	---	--	--------

Grand Total:			\$6.60
--------------	--	--	--------

Credit Card Remit			\$6.60
-------------------	--	--	--------

Card Name: VISA
 Account #: XXXXXXXXXXXX3800
 Approval #: 263726
 Transaction #: 518
 AID: A0000000980840 Contactless
 AL: US DEBIT

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 360296-0203
 Receipt #: 840-52700626-2-11032248-2
 Clerk: 23



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail.

This form may be used for domestic and international mail.

From: Gardner Engineering PLLC

PO Box 3048

Asheboro, NC 27204

To: Adam Page & Christina Infanti

180 Castle Rock Farm Rd

Pittsboro, NC 27312-9628

PS Form 3817, April 2007 PSN 7530-02-000-9065



0000

U.S. POSTAGE PAID

ASHEBORO, NC

27203

SEP 10, 24

AMOUNT

\$2.20

\$2324M501489-2



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail.

This form may be used for domestic and international mail.

From: Gardner Engineering PLLC

PO Box 3048

Asheboro, NC 27204

To: Ronald & Glenette Vaughn

8847 NC Hwy 87 N

Pittsboro, NC 27312-6221

PS Form 3817, April 2007 PSN 7530-02-000-9065



0000

U.S. POSTAGE PAID

ASHEBORO, NC

27203

SEP 10, 24

AMOUNT

\$2.20

\$2324M501489-2



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail.

This form may be used for domestic and international mail.

From: Gardner Engineering PLLC

PO Box 3048

Asheboro NC 27204

To: Catbarn Park Gateway LLC

4030 Wake Forest Rd

Suite 349

Raleigh, NC 27609-0010

PS Form 3817, April 2007 PSN 7530-02-000-9065



0000

U.S. POSTAGE PAID

ASHEBORO, NC

27203

SEP 10, 24

AMOUNT

\$2.20

\$2324M501489-2

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

(1) Chatham Park Gateway, LLC - Parcel ID : 67585
Owner Address: 4030 Wake Forest Rd Suite 349
Raleigh, NC 27609-0010

(2) Ronald & Glenette Vaughn Trustee - Parcel ID: 10810
Owner Address: 8847 NC Hwy 87 N.
Pittsboro, NC 27312-6221

(3) Adam Page & Christina Infanti - Parcel ID : 68419
Owner Address: 180 Castle Rock Farm Rd
Pittsboro, NC 27312-9628

(4) _____

(5) _____

(6) _____

(7) _____

(8) _____

(9) _____

(10) _____

(11) _____

(12) _____

(13) _____

(14) _____

(15) _____

(16) _____

(17) _____

(18) _____

(19) _____

(20) _____

(21) _____

(22) _____

(23) _____

(24) _____

(25) _____

(26) _____

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

(1) Chatham Park Gateway, LLC - Parcel ID : 67585

Owner Address: 4030 Wake Forest Rd Suite 349
Raleigh, NC 27609-0010

(2) Ronald & Glenette Vaughn Trustee - Parcel ID: 10810

Owner Address: 8847 NC Hwy 87 N.
Pittsboro, NC 27312-6221

(3) Adam Page & Christina Infanti - Parcel ID : 68419

Owner Address: 180 Castle Rock Farm Rd
Pittsboro, NC 27312-9628

(4)

(5)

(6)

(7)

(8)

(9)

(10)

(11)

(12)

(13)

(14)

(15)

(16)

(17)

(18)

(19)

(20)

(21)

(22)

(23)

(24)

(25)

(26)



Gardner Engineering, PLLC

Engineering – Land Planning – Permitting

PO Box 3048, Asheboro, NC 27204

NC Engineering Firm #: P-2804

Phone: 336-302-4949

Email: zach@gardnerengineeringpllc.com

Sept. 10th, 2024

Developer/Applicant: Glandon Forest Equity

Developer Address: 3825Barett Drive – Suite 100, Raleigh, NC 27609

Development Input Meeting for the proposed **Dollar General Pittsboro.**

Project Location: Just north of 7070 NC 87, Pittsboro, NC 27312.

Meeting Location 7070 NC 87, Pittsboro, NC 27312

Meeting Date: Saturday Sept. 28th, 2024

Meeting Time: 10:00 AM.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a commercial project on +/- 2.5 acres we are proposing near your property, on Parcel Number **68537**. An informal community meeting will be held on Sept. 28th, 2024 beginning at 10:00 AM at 7070 NC 87, Pittsboro, NC 27312, and lasting approximately 1 hour. Detailed directions are attached. The proposed project will be served by a private well and private septic system. Plans of our proposed development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County. This meeting is required as part of the County zoning process; however, County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting, you may contact the person noted below.

Respectfully,

Zachary Gardner, PE – Gardner Engineering, PLLC

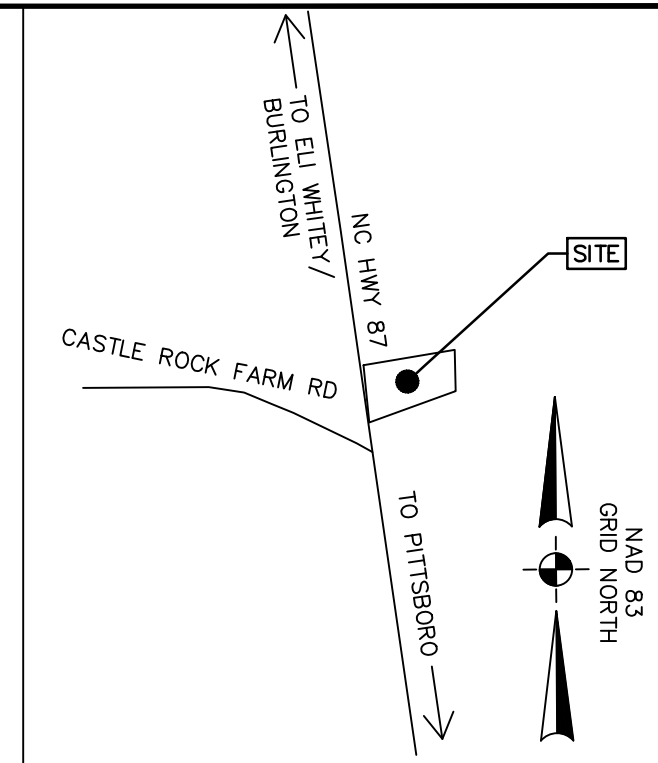
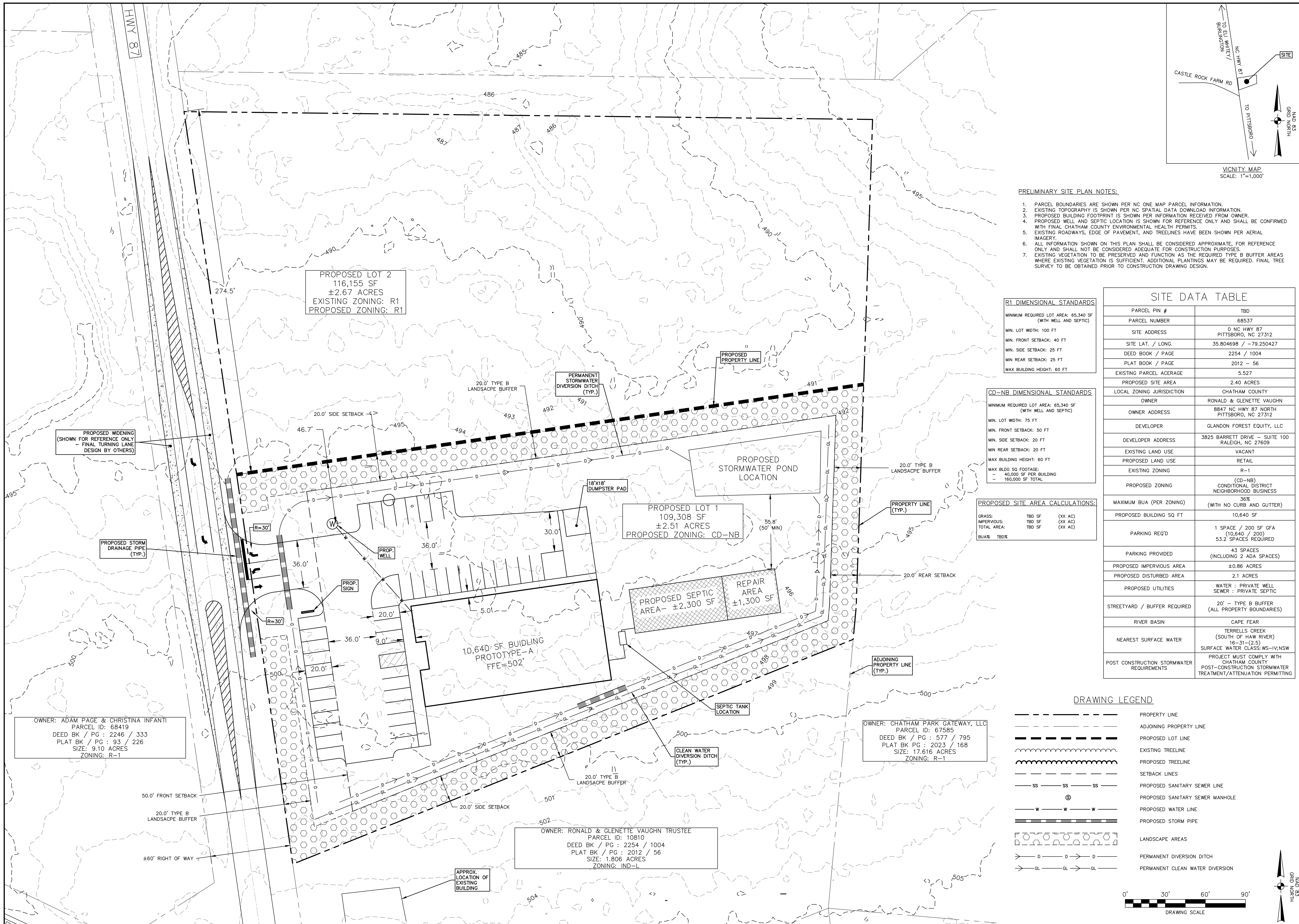
For More Information, Please Contact Gardner Engineering, PLLC

Phone: 336-302-4949

Email; zach@gardnerengineeringpllc.com

Directions From Pittsboro

- From the intersection of US 64 and NC 87 in Pittsboro, NC, travel north on NC Hwy 87 for approximately 5 miles.
- The meeting location will be on the right of NC Hwy 87 approximately 0.8 miles past Lutterloh Rd.
- The meeting location is directly across from the intersection of NC Hwy 87 and Castle Rock Farm Rd.



- PRELIMINARY SITE PLAN NOTES:**
1. PARCEL BOUNDARIES ARE SHOWN PER NC NCE MAP PARCEL INFORMATION.
 2. EXISTING TOPOGRAPHY IS SHOWN PER NC SPATIAL DATA DOWNLOAD INFORMATION.
 3. PROPOSED BUILDING FOOTPRINT IS SHOWN PER INFORMATION RECEIVED FROM OWNER.
 4. PROPOSED WELL AND SEPTIC LOCATION IS SHOWN FOR REFERENCE ONLY AND SHALL BE CONFIRMED WITH FINAL CHATHAM COUNTY ENVIRONMENTAL HEALTH PERMITS.
 5. EXISTING ROADWAYS, EDGE OF PAVEMENT, AND TREELINES HAVE BEEN SHOWN PER AERIAL IMAGERY.
 6. ALL INFORMATION SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE, FOR REFERENCE ONLY AND SHALL NOT BE CONSIDERED ADEQUATE FOR CONSTRUCTION PURPOSES.
 7. EXISTING VEGETATION TO BE PRESERVED AND FUNCTION AS THE REQUIRED TYPE B BUFFER AREAS WHERE EXISTING VEGETATION IS SUFFICIENT. ADDITIONAL PLANTINGS MAY BE REQUIRED. FINAL TREE SURVEY TO BE OBTAINED PRIOR TO CONSTRUCTION DRAWING DESIGN.

R1 DIMENSIONAL STANDARDS

MINIMUM REQUIRED LOT AREA: 65,340 SF (WITH WELL AND SEPTIC)
MIN. LOT WIDTH: 100 FT
MIN. FRONT SETBACK: 40 FT
MIN. SIDE SETBACK: 25 FT
MIN. REAR SETBACK: 25 FT
MAX BUILDING HEIGHT: 60 FT

CD-NB DIMENSIONAL STANDARDS

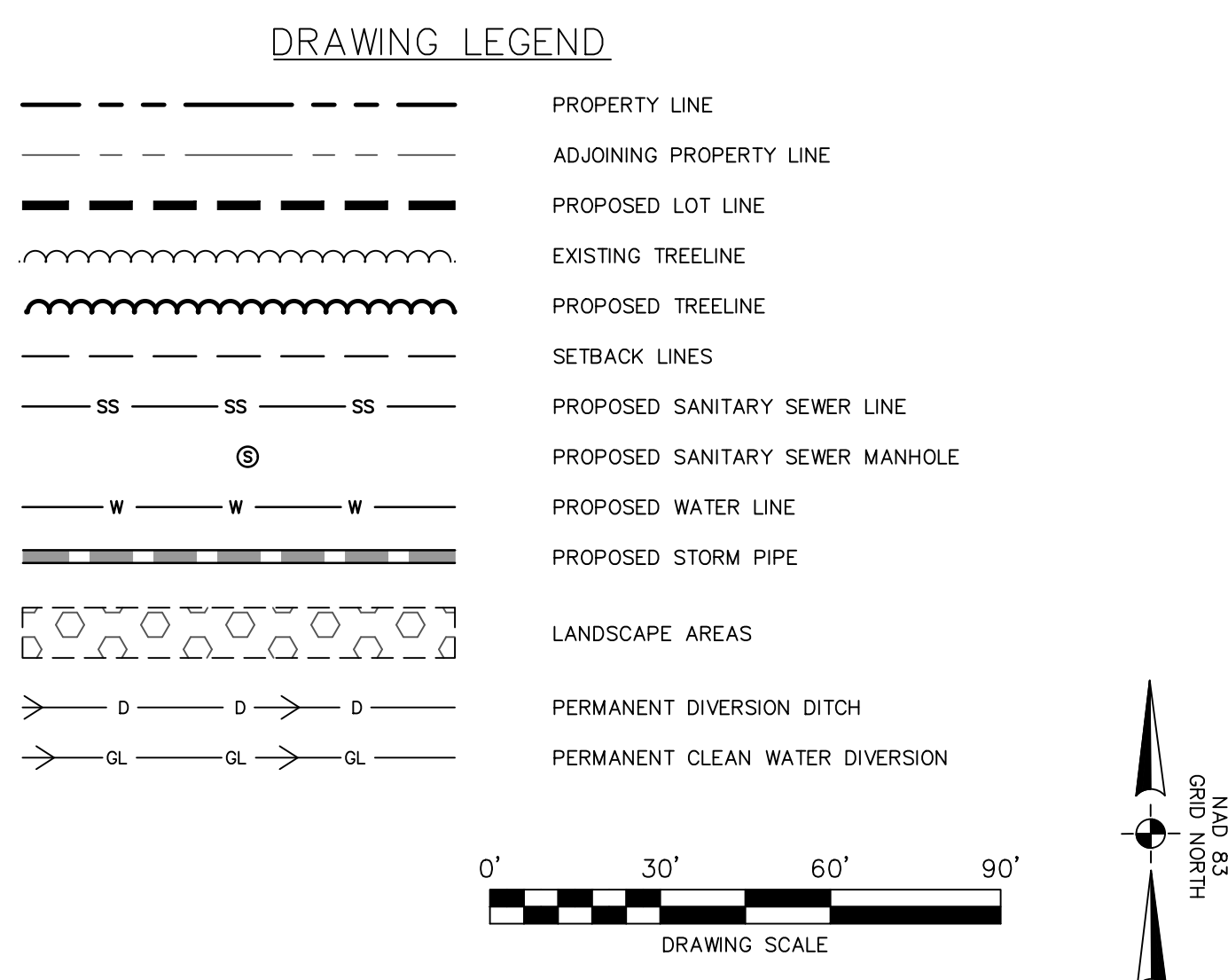
MINIMUM REQUIRED LOT AREA: 65,340 SF (WITH WELL AND SEPTIC)
MIN. LOT WIDTH: 75 FT
MIN. FRONT SETBACK: 50 FT
MIN. SIDE SETBACK: 20 FT
MIN. REAR SETBACK: 20 FT
MAX BUILDING HEIGHT: 60 FT
MAX BLDG SQ FOOTAGE: - 40,000 SF PER BUILDING - 160,000 SF TOTAL

PROPOSED SITE AREA CALCULATIONS:

GRASS:	TBD SF	(XX AC)
IMPERVIOUS:	TBD SF	(XX AC)
TOTAL AREA:	TBD SF	(XX AC)
BUAR:	TBD%	

SITE DATA TABLE

PARCEL PIN #	TBD
PARCEL NUMBER	68537
SITE ADDRESS	0 NC HWY 87 PITTSBORO, NC 27312
SITE LAT. / LONG.	35.804698 / -79.250427
DEED BOOK / PAGE	2254 / 1004
PLAT BOOK / PAGE	2012 - 56
EXISTING PARCEL ACERAGE	5.527
PROPOSED SITE AREA	2.40 ACRES
LOCAL ZONING JURISDICTION	CHATHAM COUNTY
OWNER	RONALD & GLENETTE VAUGHN
OWNER ADDRESS	8847 NC HWY 87 NORTH PITTSBORO, NC 27312
DEVELOPER	GLANDON FOREST EQUITY, LLC
DEVELOPER ADDRESS	3825 BARRETT DRIVE - SUITE 100 RALEIGH, NC 27609
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
EXISTING ZONING	R-1
PROPOSED ZONING	(CD-NB) CONDITIONAL DISTRICT NEIGHBORHOOD BUSINESS
MAXIMUM BUA (PER ZONING)	36% (WITH NO CURB AND GUTTER)
PROPOSED BUILDING SQ FT	10,640 SF
PARKING REQ'D	1 SPACE / 200 SF GFA (10,640 / 200) 53.2 SPACES REQUIRED
PARKING PROVIDED	43 SPACES (INCLUDING 2 ADA SPACES)
PROPOSED IMPERVIOUS AREA	±0.86 ACRES
PROPOSED DISTURBED AREA	2.1 ACRES
PROPOSED UTILITIES	WATER : PRIVATE WELL SEWER : PRIVATE SEPTIC
STREETYARD / BUFFER REQUIRED	20' - TYPE B BUFFER (ALL PROPERTY BOUNDARIES)
RIVER BASIN	CAPE FEAR
NEAREST SURFACE WATER	TERRELLS CREEK (SOUTH OF HAW RIVER) 16-31-(2.5) SURFACE WATER CLASS: WS-IV, NSW
POST CONSTRUCTION STORMWATER REQUIREMENTS	PROJECT MUST COMPLY WITH CHATHAM COUNTY POST-CONSTRUCTION STORMWATER TREATMENT/ATTENUATION PERMITTING



PRELIMINARY PLAN NOT FOR CONSTRUCTION

G

Gardner Engineering, PLLC
Engineering - Land Planning - Permitting
NC Engineering Firm Cert. Auth. # P-2804
P.O. Box 3048
Asheboro, NC 27204
P: (336-302-4949) Email: zach@gardnerengineeringpllc.com
www.gardnerengineeringpllc.com

BY	DESCRIPTION	DATE

SITE PLAN
DOLLAR GENERAL
PITTSBORO - NC 87
NC 87
PITTSBORO - NC - CHATHAM COUNTY

C-3