

APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
CONDITIONAL USE PERMITS

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919-542-8204
Fax: 919-542-0527
Email: lynn.richardson@ncmail.net

(1) Applicant Information:

Name: Rode Enterprises, Inc.
Address: 4730 St Andrews Ch Road,
Sanford, NC 27332

Phone No. (h) (919) 499 2167
(w) (919) 542 2136
email: wrode1004@charter.net

(2) Landowner Information (as shown on deed)

Name: Rode Enterprises, Inc.
Address: 4730 St Andrews Church Road
Sanford, NC 27332

Phone No: (h) (919) 499 2167
(w) (919) 542 2136
email: wrode1004@charter.net

(3) Property Identification:

911 Address: 8072 Moncure-Pittsboro Rd
Moncure, NC 27559

S.R. Name: Moncure-Pittsboro Rd
S.R. Number: 1012

Township: Haw

Acreage: 1.23

Flood map # _____ date: 7/16/91

Zone _____

P.I.N # 9678 00 31 8412
Parcel # 0064809

Deed book: 820 Page: 455
Plat Book: _____ Page: _____

Zoning District: _____

Watershed District: _____

(4) Requested Zoning District, Conditional Use District and/or Conditional Use Permit:
B-1 Business

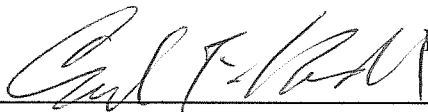
(5) Directions to property: 15-501 to Moncure – Pittsboro Rd (S.R. 1012) East. Property is on east side
of Jordan Dam Mini Mart.

(6) Attach the following, if requesting a zoning map amendment:

- X ☐ List of names and addresses of current adjoining property owners (on back of this form)
X ☐ Written legal description
X ☐ Map of the property at a scale of not less than 1 inch equals 200 feet
X ☐ Explanation of request addressing application portions of Section 17.3B and 18.2A of the Chatham County Zoning Ordinance.
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(7) Attach Submission Materials Checklist information. (see attached)

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.



President Rode Enterprises, Inc.

June 15, 2005

Signature

Date

The owner must sign the following if person other than the owner is making the application.

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Owner's Signature

Date

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

(1)	County of Chatham	(2)	Terry Goodwin
	P O Box 87		3946 Old US 1 Hwy
	Pittsboro, NC		New Hill, NC 27562
(3)	Rode Enterprises, Inc.	(4)	Elizabeth A Taylor
	4730 St Andrews Church Road		P O Box 32
	Sanford, NC 27332		Moncure, NC 27559
(5)	Jerry & Diane Taylor	(6)	Mary M. & Cora H. Gardnier
	P O Box 60		5309 Fox Lair Rd
	Moncure, NC 27559		Chapel Hill, NC 27516
(7)		(8)	
(9)		(10)	
(11)		(12)	
(13)		(14)	
(15)		(16)	
(17)		(18)	
(19)		(20)	
(21)		(22)	
(23)		(24)	
(25)		(26)	

Revenue: \$ 90.00

02236

Return To: Grantee

BOOK 820 PAGE 455

This Instrument prepared by Edward S. Holmes, *Holmes & McLaurin*, Attorneys
Post Office Box 579, Pittsboro, NC 27312

CHATHAM COUNTY NC

03/14/2000

NORTH CAROLINA
COUNTY OF CHATHAM

\$90.00



Real Estate
Excise Tax

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 10th day of March, 2000, by and between HAZEL FOYE, DANNY ELLIOT, YOLANDA TRAPP, JOE LOUIS McCRIMMON, J. D. RAINES, WALTER FOUSHEE, and LEON SEYMORE, Trustees of Mt. Olive Baptist Church of Moncure, party of the first part; to RODE ENTERPRISES, INC., party of the second part, whose address is 4730 St. Andrews Church Road, Sanford, NC 27330-7157.

WITNESSETH:

That the party of the first part, for a valuable consideration paid by the party of the second part, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, in fee simple, all that certain lot or parcel of land situate in Haw River Township, Chatham County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the western margin of the Pittsboro-Moncure Road (SR 1012) at the Southeast corner of the lot conveyed to Albert Adcock by Bessie Harris (now occupied by Jordan Dam Minimart) and running thence from said point with the western margin of the aforesaid road South 28° 56' 30" East 105.02 feet to a set iron post, being the Southeast corner of Lot No. 5 and the Northeast corner of Lot No. 4 as shown and designated upon the plat of A. M. Pope Property, which plat appears of record in Plat Book 2, at Page 15, Chatham County Registry, and running thence with the dividing line between Lots 4 and 5 as shown on the plat above referred to South 65° 06' 29" West 412.03 feet to a set iron post, thence North 16° 55' 54" West 81.27 feet to an iron pipe, thence South 71° 29' 21" West 56.71 feet to an iron pipe, the Southeast corner of the property now or formerly owned by Couch, thence with Couch's line North 27° 25' 21" West 17.99 feet to an iron stake, Southwest corner of the property occupied by Jordan Dam Minimart, and running thence with its line North 58° 51' 41" East 420.97 feet to an iron pipe, thence South 59° 52' 00" East 55.90 feet to the point and place of beginning, containing 1.23 acres according to a survey entitled "Survey for Mt. Olive Baptist Church," prepared by Bracken and Associates, dated March 19, 1990.


THIS conveyance is subject to a drive way reservation as set forth in a deed recorded in Book 355, at Page 275, Chatham County Registry.

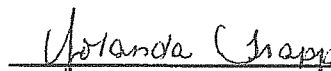
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the party of the second part, its successors and assigns, in fee simple.

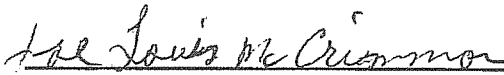
And the party of the first part covenants with the party of the second part that the party of the first part is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the party of the first part will warrant the title against the lawful claims of all persons whomsoever.

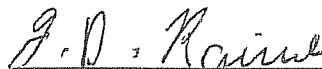
IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and affixed their seals this the day and year first above written.

 (SEAL)
HAZEL FOYE
Trustee for Mt. Olive Baptist Church of Moncure

 (SEAL)
DANNY ELLIOT
Trustee for Mt. Olive Baptist Church of Moncure

 (SEAL)
YOLANDA TRAPP
Trustee for Mt. Olive Baptist Church of Moncure

 (SEAL)
JOE LOUIS McCRIMMON
Trustee for Mt. Olive Baptist Church of Moncure

 (SEAL)
J. D. RAINES
Trustee for Mt. Olive Baptist Church of Moncure

Rode Enterprises, Inc. d/b/a Jordan Dam Mini Mart requests to extend the boundary of an existing zoning district per section 17.1 of the Chatham County Zoning Ordinance.

Jordan Dam Mini Mart was opened in 1985. It expanded in both 1990 and 1997, more than doubling the size of the store and rebuilding the gas pump area. The location of the property at Highway 1 and Pittsboro-Moncure Road (Hwy 1012) is ideal for an expanding business.

To expand this business further we need to extend the size of the business property in accordance with Section 17.1 of the zoning ordinance.

Rode Enterprises, Inc. requests a zoning change to B1 on a portion of an adjoining residential lot they own. The remaining portion of the lot will be over 40,000 square feet and will be classified as not buildable at this time. The request for the change in the zoning is to enable Rode Enterprises to increase the diesel fuel offered to our customers.

Truckers, both on and off road, have requested improvements in the current diesel pumps and the type offered. There are limited places to purchase diesel between Moncure and Raleigh for on road and there is no off road available. The off road diesel is used by farmers, timer and landscaping equipment. The residents of Moncure currently drive fifteen miles to find off road diesel and five miles for on road diesel.

Jordan Dam Mini Mart currently has one old low speed pump with no canopy. They would like to replace this with two high speed pumps with a slave unit as well as auto and off road diesel pumps. These pumps would have a 24 foot by 48 foot canopy over them. This is a further investment of over \$100,000 for this business. Included is a drawing that shows the property with the diesel expansion located on the lot.

This investment is needed to supply our diesel customers with what they require. It would also increase both inside and outside sales at the Jordan Dam Mini Mart, helping the life of the business, adding employment, and expanding the county sales tax revenue.

Rode Enterprises is not proposing a new business but rather improving the existing business and helping to insure its future.