

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: 919/542-2698
Email: angela.birchett@ncmail.net

(1) Applicant Information:

Name: Hardip S. Dhillon
Address: 6855 Old US #1, New Hill, NC
27562
Phone No: (h) (919) 362-0545
(w) (919) 362-0545
(m) _____
Email: _____

(2) Landowner Information (as shown on deed)

Name: Hardip Dhillon and Gurminder Kaur
Dhillon
Address: 6855 Old US #1, New Hill, NC
27562
Phone No: (h) (919) 362-0545
(w) (919) 362-0545
(m) _____
Email: _____

(3) Property Identification:

911 Address: 5875 Old US #1, New Hill, NC
27562
S.R. Name: Old US # 1
S.R. Number: S.R. 1011
Township: _Cape Fear__
Acreage: __4.00_____
Flood map #: 3710969800J (7-13-2005)
Flood Zone: none

PARCEL#: p/o 0005521
P.I.N #: 9698 00 79 9066
Deed Book: 1005 Page: 5 Yr 2003
Plat Book Plat Slide 2003-97
Current Zoning District: RA-40
Watershed District: WS-IV-PA

(4) Requested Zoning District, Conditional Use District, OR Conditional Use Permit:

B-1

(5) Directions to property: From Pittsboro, take 15-501 South. Turn left on the Pittsboro-Moncure Road. Take US Highway 1 North. Take the second exit-Old US1. The property is on the right. 5876 Old US 1.

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

- X List of names and addresses or current adjoining property owners (see Adjacent Landowners 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 applicable portions of Section 17.3B of the Chatham County Zoning Ordinance
-

(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)
N/A

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.

Signature

Date

The owner must sign the following if someone 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.

Signature

Date

NAMES OF ADJOINING LANDOWNERS FOR ZONING REQUEST

1. Kay H. Hinsley, Sharon Baker,
and Carolyn Messinger
C/O Kay Hinsley
5705 Old US 1
Moncure, NC 27559
2. Blanche P. Holt Heirs
C/O Oscar Holt
301 Brandywine Road
Chapel Hill, NC 27516
3. Alltell Communications
North Carolina RSA 6 Ltd Partnership
C/O RASH #501-33-1249713
Cell Site 82
P.O. Box 260880
Plano, TX 75026
4. Kay H. Hinsley and William Fred Hinsley
5705 Old US 1
Moncure, NC 27559
5. Allene J. King
88 King Road
Moncure, NC 27559
6. Triangle Brick
6523 Apex Road
Durham, NC 27713

LEGAL DESCRIPTION

BEING all of Lot 2, containing 4.00 acres, more or less, as per plat and survey entitled "Recombination Survey For Kay Howard Hinsley and husband, William F. Hinsley AND Hardip Singh Dhillon and wife, Gurminder Kaur Dhillon," dated February 20, 2003, prepared by Smith and Smith Surveyors, and recorded in Plat Slide 2003-97, Chatham County Registry, reference to which is hereby made for a more particular description.

ZONING (17.3 B)

17.3 B-1-See Attached Zoning Maps

17.3 B-2-Legal Description

BEING all of Lot 2, containing 4.00 acres, more or less, as per plat and survey entitled “Recombination Survey For Kay Howard Hinsley and husband, William F. Hinsley AND Hardip Singh Dhillon and wife, Gurminder Kaur Dhillon,” dated February 20, 2003, prepared by Smith and Smith Surveyors, and recorded in Plat Slide 2003-97, Chatham County Registry, reference to which is hereby made for a more particular description.

17.3 B-3-Error in Ordinance-NONE

17.3 B-4-Changed or changing condition in the area, or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. – This area is growing, as is all of Chatham County, and this location is an appropriate setting for the expansion of a B-1 zoning area. It is located next to a limited access road, US 1, and adjoins a B-1 tract that is located at the intersection of an access road for US 1 and King Road. This area is seeing more growth and traffic along the US 1 corridor, and a business expansion would provide access to services for the general population, as well as for those traveling in this part of our County. Zoning this parcel B-1 would increase the opportunity for providing allowed business uses without creating a significant change to the current zoning uses in the area.

17.3 B-5-The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Development Plan or part thereof. – This proposed change from RA-40 to B-1 for this four acre tract will continue the intent and purpose of the adopted Land Development plan in that the change would allow for an increased business use to serve the local community, as well as those traveling through our county. This expansion of a current use would not be so substantial as to disrupt the general character of the area. The location of the property for which the change in zoning is requested is between a current B-1 tract, and a CUP-IND-L. The tract is next to RA-40 areas, and close to other industrial uses, located across King Road.

17.3 B-6-All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. - The applicant owns the tract currently located next to this four acre tract for which the zoning change is being requested. The access for the four acre tract is through the current B-1 tract and the two tracts have been combined as a single parcel in compliance with the subdivision regulations. The four acre tract for which this zoning request is being made is now considered part of a 9.456 acre tract from the taxing and subdivision perspectives.

17.3 B-7-See Application form for the required information.