

## Jason Sullivan

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**From:** Angela Birchett [angela.birchett@ncmail.net]  
**Sent:** Monday, March 26, 2007 2:50 PM  
**To:** 'jason sullivan (jason sullivan)'  
**Subject:** Holmes response to Pea Ridge Rd rezoning

Jason,  
Please post to the webpage.

Thanks,

*Angela Birchett, CZO  
Zoning Administrator  
Chatham County Planning Dept.  
Ph: (919)-542-8285  
Fx: (919)-542-2698*

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**From:** Ed Holmes [mailto:edsholmes@earthlink.net]  
**Sent:** Friday, April 28, 2006 11:56 AM  
**To:** Angela Birchett  
**Subject:** Re: Pea Ridge Road rezoning

Ms Birchett

Thank you for your informative letter. Perhaps the B-1 zoning would be the most appropriate for that area.

Please record me as favoring the B-1 rezoning for my property.

Sincerely,

Ed Holmes

----- Original Message -----

**From:** [Angela Birchett](#)  
**To:** '[Ed Holmes](#)'  
**Sent:** Friday, April 28, 2006 11:44 AM  
**Subject:** RE: Pea Ridge Road rezoning

Mr. Holmes,

Let me first start by saying thank you for responding to the letter you received. I was glad to hear from you because there is another type of zoning that may fit what you are wishing to do with your split tract Parcel No. 5151.

First, an adjacent property owner contacted me in favor of the rezoning provided his property could be zoned B-1 (Business) due to its proximity to the interchange on US 1. He also owns two tracts of land right off the exit ramps off US 1 and Pea Ridge Rd. We will be requesting these parcels be rezoned to B-1.

Second, properties that have an Industrial zoning are not permitted to utilize them for a commercial/business use as defined in the zoning ordinance list of permitted uses. So leaving your property as Industrial, limits the use to those listed as permitted uses in the zoning ordinance for light and heavy industrial uses. You can view those uses on our website at [www.co.chatham.nc.us](http://www.co.chatham.nc.us) under Planning. Go to Ordinances and Planning Documents to the Zoning Ordinance. Under Section 10 you will find all permitted uses in each respective zoning district.

Third, this area right around the enter-changes of US 1 and Pea Ridge Rd has been designated as "Crossroad Commercial Center" areas under the Chatham County Land Development Plan. You can view the Land Development Plan on the same website under Planning as well.

If this is something you would also like to have considered for your property, please respond to this email in favor of or not in favor of the rezoning designation to B-1 and we will present this at the public hearing. A date has not been set for

3/27/2007

the public hearing as of yet. Hopefully, it will be held mid or late summer.

Respectfully,

Angela Birchett, CZO  
Land Use Zoning Enforcement Officer  
Chatham County Planning Dept.  
ph: 919-542-8285  
fx: 919-542-2698

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**From:** Ed Holmes [mailto:edsholmes@earthlink.net]  
**Sent:** Friday, April 28, 2006 10:15 AM  
**To:** angela.birchett@ncmail.net  
**Subject:** Pea Ridge Road rezoning

Dear Ms. Birchett:

I am belatedly responding to your letter of March 22, 1906.

My preference would be to leave the zoning on my property as is. In the last couple of years I have been approached by several people interest in using the property for industrial or commercial purposes. For various reasons nothing was concluded. Someone is presently looking at the property for the potential use for commercial purposes.

The property is adjacent to property with industrial use and my property is well suited for commercial or industrial use and would have minimum impact on residential uses on Pea Ridge Road.

Thank you for your consideration.

Ed Holmes