

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](mailto:angela.birchett@ncmail.net)

**(1) Applicant Information:**

Name: Hardip S. Dhillon  
Address: 5875 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: 5875 Old US #1, New Hill, NC  
27562  
Phone No: (h) (919) 362-0545  
(w) (919) 362-0545  
(m) \_\_\_\_\_  
Email: \_\_\_\_\_

**(3) Property Identification:**

911 Address: 6855 Old US #1, New Hill, NC  
27562  
S.R. Name: Old US # 1  
S.R. Number: S.R. 1011  
Township: \_Cape Fear\_\_  
Acreage: 9.1 & 4.46  
Flood map #: 3720060800J  
Flood Zone: none

PARCEL#: 0005522 & 0005566  
P.I.N #: 0609-22-4063 & 0609-12-9164  
Deed Book: 769 Page: 669 Yr: 1998  
Deed Book: 781 Page: 802 Yr: 1999  
Plat Book Plat Slide 91-72  
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 Old US1 toward Wake County. The property is on the left. 6855 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
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**(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)**  
N/A

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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.

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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.

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Signature

Date

## **NAMES OF ADJOINING LANDOWNERS FOR ZONING REQUEST**

1. Carolyn G. Bolton,  
and Frank W. Bolton  
6991 Old US 1  
Moncure, NC 27562
2. Nathan T. Williams  
PO Box 127  
Holly Springs, NC 27540
3. John R. Callaway, Sr.  
PO Box 7100  
Rocky Mount, NC 27804
4. Glen A. Womble  
and Charles and Jane Womble  
802 Bellamy Road  
N. Myrtle Beach, SC 27582
5. CP&L/Progress Energy  
410 South Wilmington Street  
Raleigh, NC 27601-1849

## LEGAL DESCRIPTION

TRACT 1: BEING all of those tracts shown as "Portion of Tract 5", containing 8.504 acres (including road right of way) and a 0.596 acre parcel as shown on the map entitled "Survey for Dewey L. Seagroves and wife, Doris Seagroves," prepared by Van R. Finch, RLS, and recorded in Plat Slide 91-72, Chatham County Registry, reference to which is hereby made for a more particular description.

TRACT 2: BEING all that certain tract of land containing 4.46 acres, more or less, known as the "H. Hunter Land" in Chatham County, North Carolina located west of old US No. 1 in or near Bonsal, and bounded now or formerly as follows:  
North by lands of Williams; East by lands of Wilson; South by lands of Van Womble; and west by lands of H.P.C.; said tract of land being more particularly described according to plat prepared by C.W. Russum, Register Surveyor, in January, 1961, as follows:

BEGINNING at an iron pipe in the southwestern corner of the Williams tract, said iron pipe being located South 6 degrees 23' West 438 feet from an iron pipe and pointers set in the northern line of an old woods path and road; thence along the eastern line of H.P.C. South 6 degrees 348.0 feet to an iron pipe and pointers located in the Van Womble line; thence along the Womble line South 86 degrees 20' East 561.4 feet to an iron pipe and pointers located in the Wilson line; thence along the Wilson line North 6 degrees 00' East 346.5 feet to an iron pipe and pointers and rock located in Williams line; thence along the southern line of Williams North 86 degrees 15' West 559.0 feet to the point and place of BEGINNING.

## ZONING (17.3 B)

### 17.3 B-1-See Attached Zoning Maps

### 17.3 B-2-Legal Description

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### 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 across Old US 1 and the railroad from an area that is zoned IND-H. The tract on the East and North of this land is CU-IND-H (CUP-IND-H). A non-adjointing tract located to the Northeast of this land is CU-B-1 (CUP-B-1). This area is seeing more growth and traffic 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 land 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 near IND-H and CU-IND-H (CUP-IND-H), as well as being close to a CU-B-1 (CUP-B-1). The tract is next to RA-40 areas, and close to other industrial uses, located across Old US 1.

17.3 B-6-All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. - The applicant is looking to increase opportunities for employment and business in this area. The access for one of the parcels is through the other parcel, so joining both to allow business makes economic sense, both for the owner and for Chatham County.

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