

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: Andrea Snyder
Address: 104 Harrison Ct.
Pittsboro, NC 27312
Phone No: (h) (919) 533-3291
(w) (919) 918-7776
(m) (919) 259-1032
Email: ASnyder71@hotmail.com

(2) Landowner Information (as shown on deed)

Name: Atticus Development group inc.
Address: 1608 Edge wood Rd.
Chapel Hill, NC 27517
Phone No: (h) (919) 960-2620
(w) _____
(m) (919) 260-6851
Email: _____

(3) Property Identification:

911 Address: 587 Old Farnington Rd.
S.R. Name: 587 Old Farnington Rd. Deed Book: 1302 Page: 686 Yr: _____
S.R. Number: 1726 Plat Book: 27 Page: 7
Township: # 2 Current Zoning District: County RA-40
Acreage: 1.137 Watershed District: WS-IV-PA
Flood map #: 3710-9796-005 (7-13-2005)
Flood Zone: X

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

Conditional Use Permit For Beauty Salon.

(5) Directions to property:

From 15501 Bypass take Mt. Carmel to old Farnington Rd.

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

- List of names and addresses or current adjoining property owners (see Adjacent Landowners form)
 - Written legal description
 - Map of the property at a scale of not less than 1 inch equals 200 feet
 - 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)

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

Chatham County Water
PO Box 910
Pittsboro, NC 27312
(919) 542-8270
(919) 542-8282 (fax)

WATER SERVICE AVAILABILITY

Chatham County Water has examined the following property and has made the determinations as checked below:

Parcel ID: _____

Owner of Record: A Hicus Development Group

Street Address: 587 Old Farmington Rd

- Property has water service available from an existing County-owned waterline with simple service connection. *Anticipate average usage between 5,000 and 8,000 gallons.*
- Based on proposed development plans, the developer would be required to extend an existing County-owned waterline to this property.
- County water service is not currently available to this property and the property is too far from an existing County-owned waterline to require extension.

Date: 4-2-07

Signed: _____

Roy Lowder, Utilities Director
Chatham County Water

Finding #4 The requested permit will be consistent with the objectives of the Land Conservation and Development plan in the following ways: **“Balanced growth”** would be ensured due to specific location of the proposed beauty salon being within ¼ mile from other service related commercial centers in and around the Governors village area on Mt.Carmel Ch. Rd.. Food lion grocery, mailing center, restaurants, nail salon, and cleaners are just a few of the neighboring businesses. This type of service (beauty salon) is not included among the services mentioned and would serve a valuable need for the many neighboring communities. The existing structure would remain essentially the same, with changes being made to the exterior as per request by the Chatham County Appearance commission. These changes would be in keeping with the **“village character”** of the nearby community. The structure would suite the idea of a commercial endeavour being **“designed appropriately for its setting”** as well as being situated **“off of a main thoroughfare and along a side road”** but close to other business activity. A business of this kind located in this specific setting is most definatley deemed a **“highly suitable business for its location”** it may even be keeping with the idea of **“small cross roads commercial business in a form that supports rural character”**. I believe this project would also be in keeping with the opposition of the **“strip commercial setting”** currently the option for this type of business. Currently there are fewer than 3 businesses of this type within a 3 mile radius and thousands of residents within that same parameter. Potential clients would only have to travel very short distances to reach us and convenience is key to the success of any small business. A salon in this location and of this kind would **“support Pittsboro”** where it is stated **“a range of homes, shops and business is encouraged”**. The use of this particular location will in no way have an adverse affect on the water, sewer, flood or watershed protection ordinances found in the Land Use and Development plans of the county, as the use of the existing structure will in no way change the topography or landscape of the property. The use of water and sewer will not exceed that of normal residential usage range. The lot size is small in keeping with the proposed future development plans of the county. All in all I believe that adding a highly valuable service as this to the community will not only ensure the contentment and prosperity to those Chatham county residents closely involved, it will also be a **“net long term asset to the community at large”**.

General Application requirements:

1. **Location:**
 - a. 587 Old Farrington Rd.
 - b. n/a
 - c. RA-40
 - d. WS-IV-CA WS-IV-PA 36% allowed
 - e. No
 - f. 1.137 acres
 - g. sewer
 - h. residential
 - i. house with attached car-port and deck
 - j. none
2. **Description of use:** Beauty Salon
3. **Site plan and drawing:** See photos and materials included.
Start and completion
4. **date;** Within 1 month of receiving permit, No later than Sept 2007.
5. **Reference to existing county plans:** Not mentioned.

Specific Application Requirements:

Finding #1.

1. **Validation of use:** Yes.
2. **LDP referenced:** See Finding #4 attached

Finding #2

1. **Need and desirability:** See Finding #4 attached
2. **survey of similar use:** One other instance of a Beauty salon within a residential looking structure. (Farrington Mill Rd). Two instances in adjacent county known. None on adjacent property. Current uses successful, See Finding # 4
3. **Public Improvements Needed:** None needed.
4. **Tax;** n/a
5. **Employment:** n/a

Finding # 3

1.
 - a. n/a
 - b. n/a
 - c. n/a

c. **Traffic:** The site is expected to have little significant impact to area traffic. There is no projected count data available for the proposed use from the DOT. An N.C. engineer told me that data is not available for this use because the expected impact is low. The hrs of operation are about 10 am to 7pm with peak hrs between 10-3. If there are 4 employees working with one client each and each service takes an average of 1 ½ hrs. The minimum activity on any given day is one car coming and going every 1 ½ hr Mon-Sat, the maximum is 4 cars coming every 1 ½ hrs. This projection is high as all employees do not work full time every day. There are no changes of speed limit or road modifications projected.

2. **Impact to surrounding land values:** n/a
3. **Visual impact and screening:** Same visual impact as is, with the exception of new plantings on adjoining property and at road as per the request of the Chatham County Appearance committee.
4. **Lighting:** The only lighting changes will be 2-3 flood style lights (150w) atached to gutter corners of structure to illuminate parking/driveway area. Same as style used for residential purposes. No spill over light anticipated to adjacent property. Also solar style patio lighting illuminating walkway and flood style light at ground level to illuminate sign at road frontage. All lighting will comply with the Chatham County draft lighting ordinance.
5. **Noise:** No noise associated with this business
6. **Chemicals Biological and radioactive Agents:** Hair dye, Permanent wave solution, shampoos etc. mixed with water 10 oz a day through the attached municipal filtration system of Governors Club, serviced through Aqua N.C. There is no Biochemical or other hazards . No emissions, runoff or pollutants.
7. **Sign:** Artistic wooden or metal sign, no larger than 5'x 5' at road frontage. See photo

Finding #4 See attached .

Finding #5
meter
Club municipal system.

1. **Water source requirements:** County, 5000-8000 gal a month, tap and
2. **Wastewater management:** Wastewater system to be used via Governors **Water/sewer:** usage est.- 5000-8000gal a month. See attached
3. **Access roads:** Road frontage and road access off of state rd. (SR)1726 Old Farrington Rd. Not a major collector. No upgrades
4. **Storm water runoff;** No grading or land disturbance required for this use. Minimal storm water runoff. Should there be a need I will comply with the 2yr-24hr storm water event requirements.

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

FILED Jun 10, 2005
AT 03:50:33 pm
BOOK 01184
START PAGE 0332
END PAGE 0333
INSTRUMENT # 07561

Chatham County 06-10-2005
NORTH CAROLINA
Real Estate
Excise Tax \$600.00

BOOK 1184 PAGE 332

Excise Tax \$600.00

This deed was prepared by Bradshaw & Robinson, LLP, P. O. Box 607, Pittsboro, NC 27312
Return to Grantee
T-966

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of May, 2005, by and between

GRANTOR:

BB ENDEAVORS, LLC,
a North Carolina limited liability company

and

GRANTEE:

MATTHEWS WAGNER ENTERPRISES, LLC,
a North Carolina limited liability company
205 Severin Street
Chapel Hill, North Carolina 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Williams Township, Chatham County, North Carolina and more particularly described as follows:

Tract No. 1: All that certain lot or tract of land, lying and being in Williams Township, Chatham County, North Carolina, according to plat of J. Ralph Weaver, Registered Surveyor, dated March 15, 1967, entitled "Property of Charles E. Harris" and being more particularly described as BEGINNING at an iron stake in the southeast corner of C. L. Lindsey's land and the western margin of the Fearrington Road; running thence with the southern margin of C.L. Lindsey, North 83° West 369 feet to an iron stake; thence a new line, South 32° West 396 feet to an iron stake in the northern line of Horton, (once W. A. Cheek); running thence with said line, South 51° 30' East 270 feet to an iron stake in the western margin of Fearrington Road; running thence with the said margin of Fearrington Road, North 38° 30' East 610 feet to an iron stake, the point and place of BEGINNING.

Tract No. 2: All of Tract No. 4 containing 0.184 acres, as more particularly described upon plat entitled "Property of James Brack Horton Heirs," Williams Township, Chatham County, North Carolina, dated May 23, 1978, by William G. Joyner, RLS, which plat is recorded in Plat Book 23, Page 99, Chatham County Registry.

The property was acquired by Grantor by instrument recorded in Book 759, Page 654, Chatham County Registry.

Chatham County Map



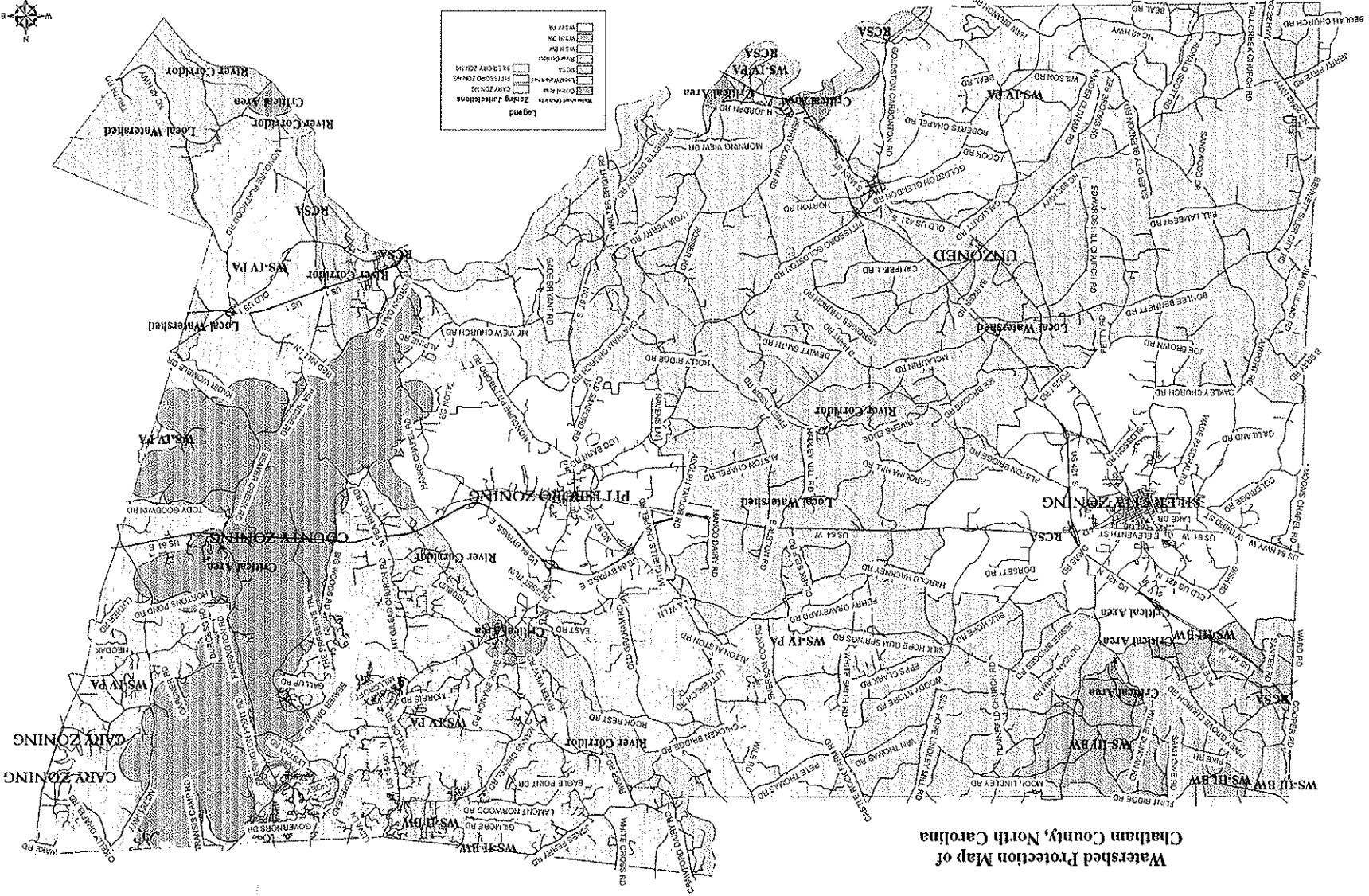
| | | | |
|----------------------|-------------------------------|-------------------|------------------|
| PIN | 9796-44-1957.000 | Property Rec Card | PARCEL |
| Parcel Number(AKPAR) | 82736 | Feature | Township 13 |
| Tax Year | 2007 | OwnerID | 1288707 |
| Fire District | 107 | Deed Book | 1290 |
| Deed Name | ATTICUS DEVELOPMENT GROUP INC | Deed Year | 2006 |
| Deed Page | 0183 | Plat Page | 0224 |
| Plat Book | 2005 | Land FMV | 50002 |
| Legal Descrip | LOT 3 | Deeded Acres | 1.14 |
| Improvement FMV | 0 | PIN Map | 9796 |
| Physical Address | 587 OLD FARRINGTON RD | PIN Map Block | 44 |
| PIN Submap | 00 | PIN Subparcel | |
| PIN Parcel | 1957 | Billing Name2 | |
| Billing Name | ATTICUS DEVELOPMENT GROUP INC | Billing Address | 1608 EDGEWOOD DR |
| Billing Name3 | | Billing Address3 | |
| Billing Address2 | | Billing City | CHAPEL HILL |
| Billing Address4 | | Billing Zip | 27517 |
| Billing State | NC | Census Tract | 020700 |
| Watershed | WS-IV PA | | |

Disclaimer: This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and the mapping companies assume no legal responsibilities for the information contained on this map.

Map Scale
1 inch = 313 feet
Grid based on the North
Carolina State Plane Coordinate
System, 1983 North American
Datum.

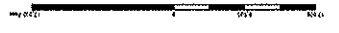


Watershed Protection Map of Chatham County, North Carolina



Legend

| | |
|----------|---------------------|
| [Symbol] | Watershed |
| [Symbol] | Zoning Subdivisions |
| [Symbol] | City Limits |
| [Symbol] | County Limits |
| [Symbol] | Water |
| [Symbol] | Highway |
| [Symbol] | Local Road |
| [Symbol] | Other Road |
| [Symbol] | Other |



Prepared by the Chatham County Planning Department, November 2005

This map is a representation of the information provided and is not intended to be used as a legal document. The County is not responsible for any errors or omissions. All rights reserved.



asnyder71@hotmail.com

Printed: Monday, April 16, 2007 9:55 PM

From : Justin E. Bullock <jebullock@dot.state.nc.us>
Sent : Monday, April 16, 2007 3:43 PM
To : asnyder71@hotmail.com
Subject : Driveway Permit on Old Farrington Road

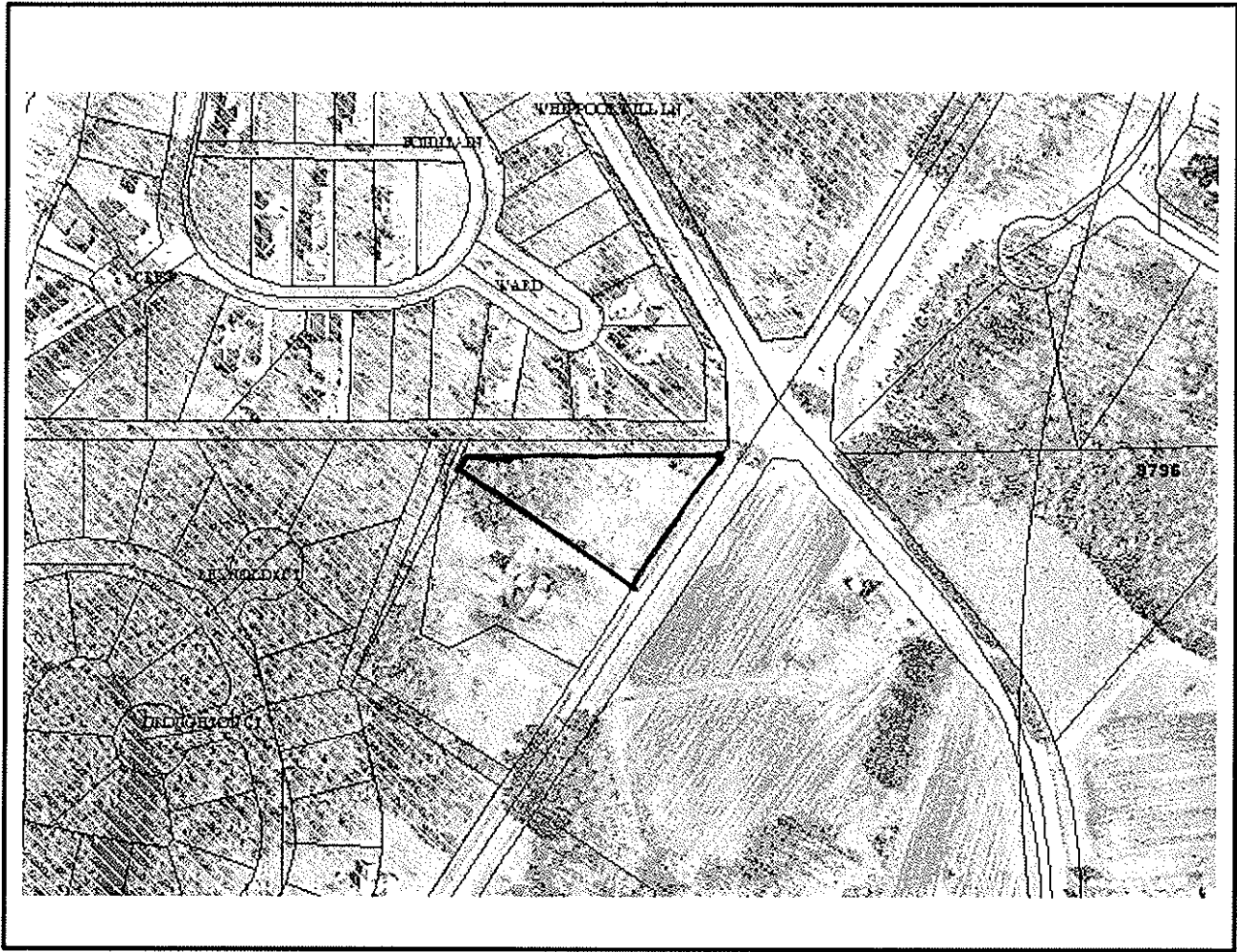
To whom it may concern,

Please take this as official notice that Ms. Andrea Snyder, has made contact with NCDOT for the purpose of obtaining a driveway permit to use the property situated at 587 Old Farrington Rd, owned by the Atticus Development Group, Chatham County PIN 9796-44-1957.000. Ms. Snyder has been advised to sign and return a Street and Driveway Access Permit Application, complete with \$50 inspection fee and site plan showing the existing and proposed configuration of the aforementioned lot. Upon such, NCDOT will review this permit for compliance to current NCDOT specifications and reply with comments. If there are any questions, please call the Asheboro District Office at (336) 629-1423.

Sincerely,

Justin Bullock, E.I.
Assistant District Engineer
Division 8, District 1

Proposed Salon Location 587 Old Farrington Rd



- Tax Parcels
- Centerline (FULLNAME)
- Flood Map Number (PAN)
- Base Flood Elevation (WSEL100)
- Floodzone (FLOODZONE)
 - AE
 - AEFW
 - SHADED X
 - zoning_non-conforming
 - Conditional Use Permits
 - Zoning District Labels (NAME_)
 - wtrsd_final1 (FEATURE)
 - Hydrology Major
- hydro_line (MINOR1)
 - 99999
 - 200
 - 202
 - 201
 - 406
 - 412
 - 605



Andrea Snyder

587 Old Farmington Rd.



Before

Andrea Snyder

587 Old Farmington R.F.



sign →

unwired lights solar →

← ARRO GRAB

Lighting for parking/Del/Easy access
Food stands in night town (120 ft)

HTBK

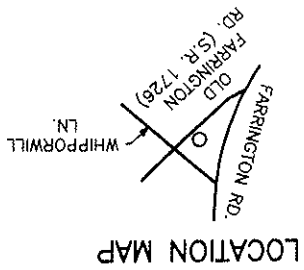
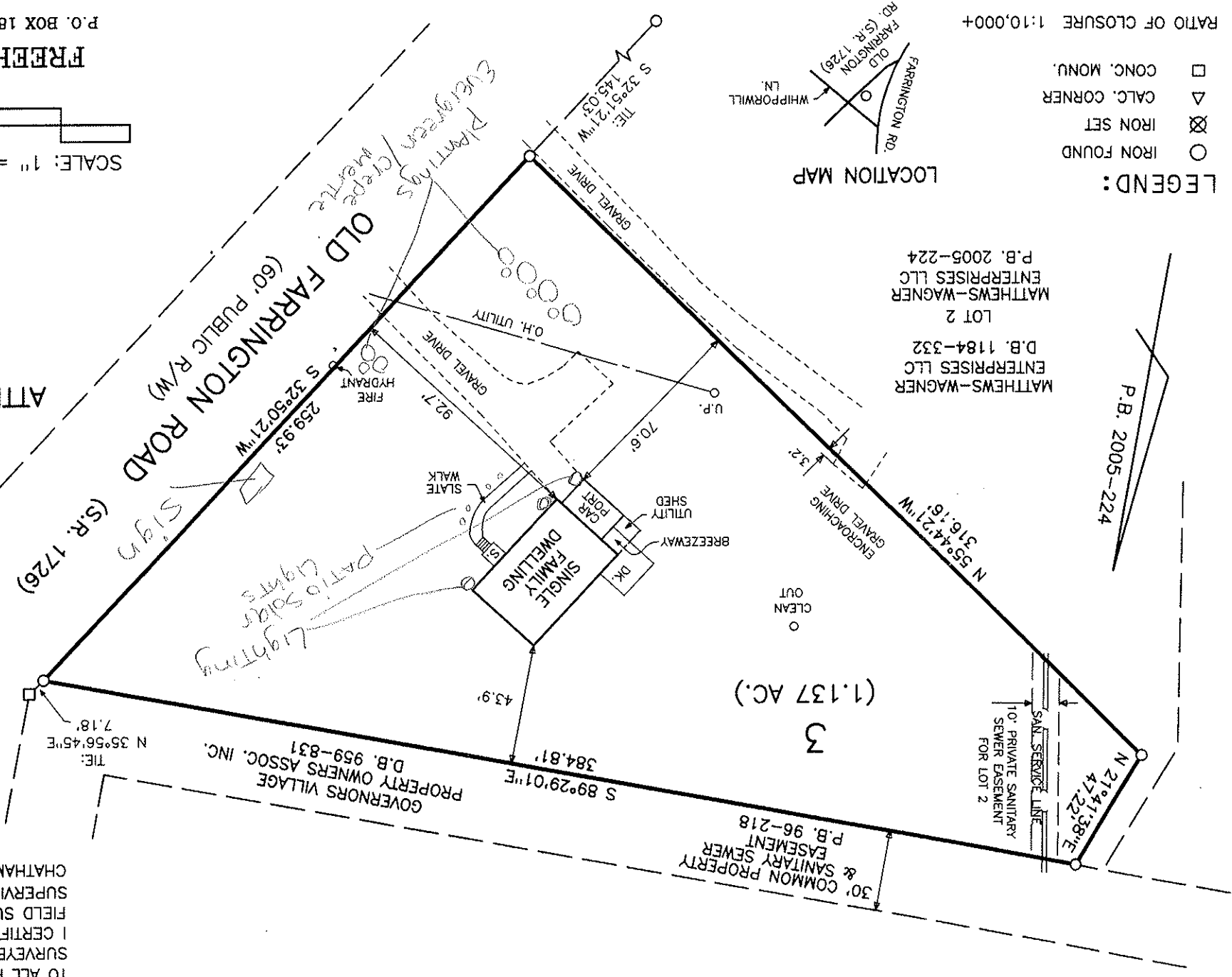
FREEHOLD LAND SURVEYS, INC.
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

AS-BUILT: MARCH 22, 2007
SITE PLAN: JUNE 29, 2006
SCALE: 1" = 50'

PROPERTY OF
ATTICUS DEVELOPMENT GROUP LLC
587 OLD FARRINGTON ROAD
LOT 3
MATTHEWS-WAGNER ENTERPRISES LLC
WILLIAMS TWP. CHATHAM CO.
NORTH CAROLINA



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES
SURVEYED:
I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY DIRECTION AND
SUPERVISION (REFERENCE OF RECORD: P.B. 2005-224
CHATHAM COUNTY REGISTRY).



RATIO OF CLOSURE 1:10,000+
LEGEND:
○ IRON FOUND
⊗ IRON SET
△ CALC. CORNER
□ CONC. MONU.

MATTHEWS-WAGNER ENTERPRISES LLC
D.B. 1184-332
LOT 2
MATTHEWS-WAGNER ENTERPRISES LLC
P.B. 2005-224

3
(1.137 AC.)

30' COMMON PROPERTY
& SANITARY SEWER
EASEMENT
P.B. 96-218

SAN. SERVICE LINE
10' PRIVATE SANITARY
SEWER EASEMENT
FOR LOT 2

P.B. 2005-224

GOVERNORS VILLAGE
PROPERTY OWNERS ASSOC. INC.
D.B. 959-831
TIE: N 35°56'45"E 7.18'

TIE: S 32°30'21"W 259.93'

S 89°29'01"E 384.81'

43.9'

CLEAN
OUT

ENCROACHING
GRAVEL DRIVE 3.2'

N 55°44'21"W 316.16'

GRAVEL DRIVE

O.H. UTILITY

FIRE
HYDRANT

S 32°30'21"W 259.93'

92.7'

SLATE
WALK

70.6'

U.P.

DK

BREEZEWAY

UTILITY
SHED

CAR
PORT

5' WALK

GRASS

PLANTINGS

EVERGREEN/CRAPPE
MYRTLE

GRAVEL DRIVE

THE: S 32°51'21"W 145.03'

GRAVEL DRIVE

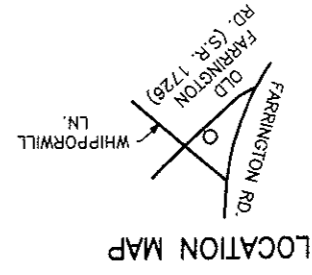
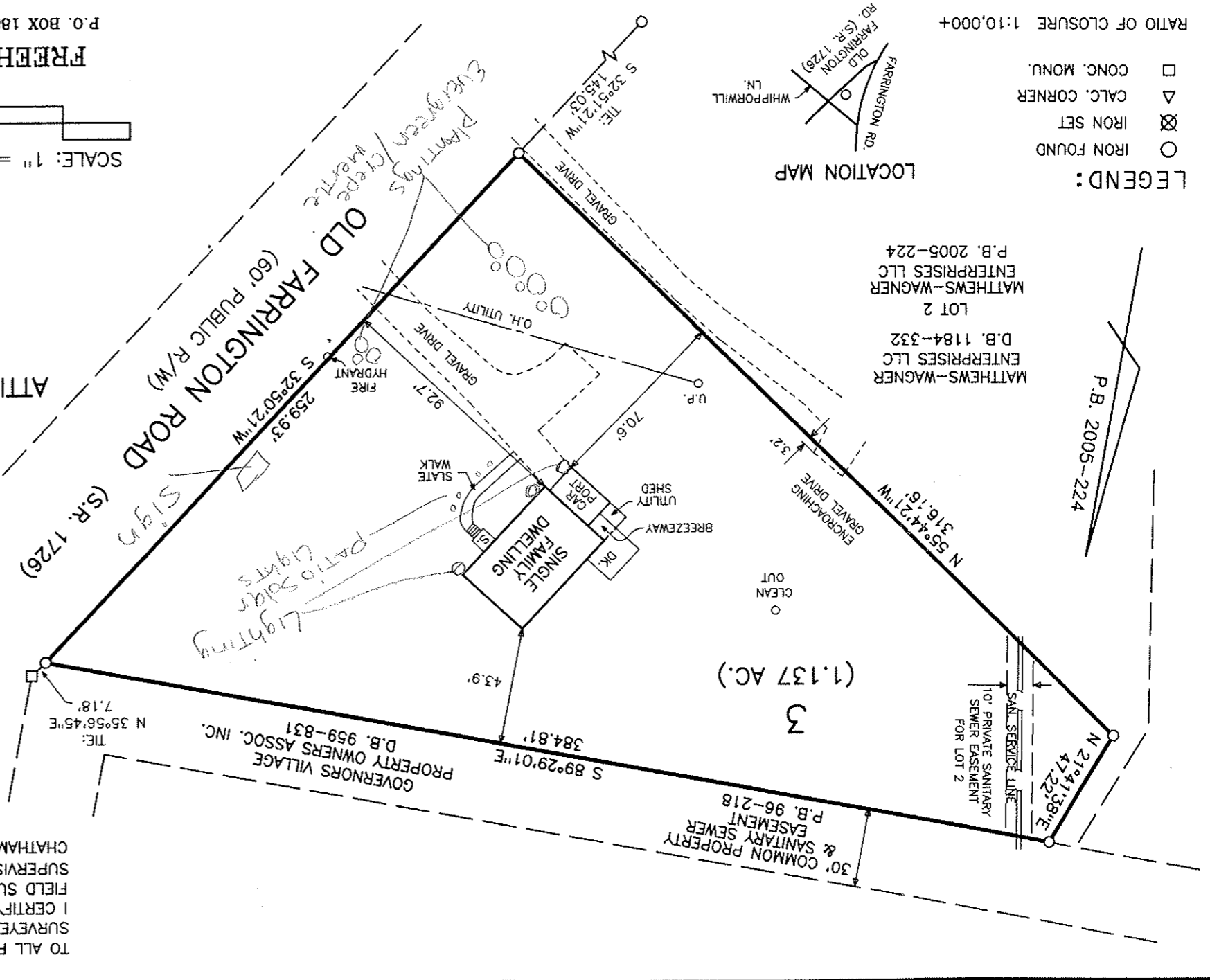
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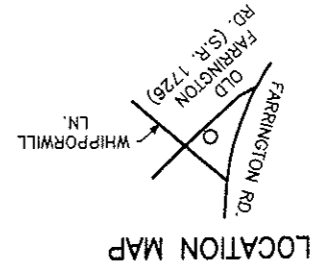
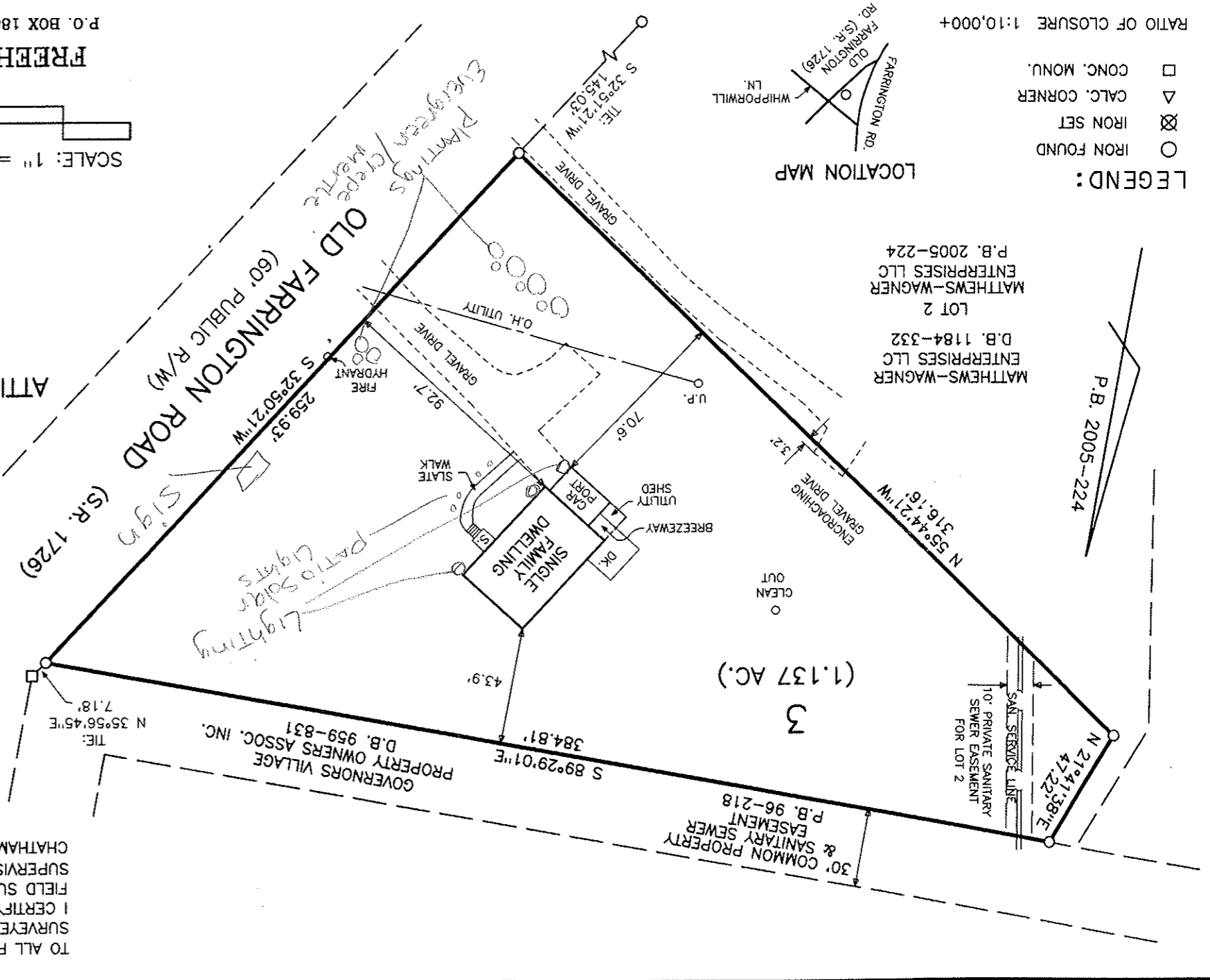
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